BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 304695 DEEDWARR
10/23/2019 08:40:00 AM 2 pgs
Fees: $13.00 Taxes: $490.25

20191023-0108492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/8/23
(AFFIX SEAL)

AMY MURPHY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Marken	New Owner	
(NAME)	(NAME)	
62962 Bilyeu Way		163 11 0A 038.00
(ADDRESS)	(ADDRESS)	
Bend, OR 97701		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TERRY L. POULSEN AND WIFE, JEAN M. POULSEN, TRUSTEES OF THE POULSEN JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 19, 2002**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT MARKEN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38, THIRD REVISION, SECTION TWO, BELL FORGE VILLAGE, as shown on plat of record in Plat Book 6900, Page 250, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terry L. Poulsen and wife, Jean M. Poulsen, by Warranty Deed from James Edward Crocker and William Thomas Crocker and James Edward Crocker, Co-Admin and William Thomas Crocker, Co-Admin, of record in Book 9555, Page 158, in the Register's Office of Davidson County, Tennessee, dated December 21, 1994 and recorded on December 27, 1994.

Being the same property conveyed to Terry L. Poulsen and wife, Jean M. Poulsen, Trustees of the Poulsen Joint Revocable Living Trust Agreement U/A/D March 19, 2002, by Quitclaim Deed from Terry L. Poulsen, and Jean M. Poulsen, individually, of record in Instrument No. 20020402-0039889, in the Register's Office of Davidson County, Tennessee, dated March 19, 2002 and recorded on April 02, 2002.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 411 Oak Forge Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of October, 2019

TERRY L. POULSEN AND JEAN M. POULSEN TRUST, U/A/D MARCH 19, 2002 AND AS AMENDED U/A/D JANUARY 12, 2017

BY: Terry Poulsen

TERRY L. POULSEN, CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned notary public, Terry L. Poulsen with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of the Terry L. Poulsen and Jean M. Poulsen Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and official seal this 19 day of October, 2019.

Commission expires: 4/8/23

AMY MURPHY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Amy Murphy
Notary Public