WARRANTY DEED

Karen Johnson Davidson County
Batch# 337719 **DEEDWARR**
01/02/2020 03:34:41 PM 2 pgs
Fees: $13.00 Taxes: $1,417.10

20200102-0000503

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

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
Jo Ann McFarlin	Same owner	
(NAME)	(NAME)	116-8-I 2 CO
4028 B Woodmont Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I, **GLENNA BAKER GERSHOWITZ, TRUSTEE OF THE GLENNA BAKER GERSHOWITZ REVOCABLE LIVING TRUST, U/A/D OCTOBER 29, 1996,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JO ANN MCFARLIN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: single

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Gania Clayton Condominiums of record in Master Deed of record in Book 5419, page 648, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Glenna Baker Gershowitz, Trustee of the Glenna Baker Gershowitz Revocable Living Trust, u/a/d October 29, 1996 by deed from Georgia Garner Lawson, Unmarried, of record in Instrument No. 20111019-0081334, Register's Office for Davidson County, Tennessee.

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.

This is improved x property, known as 4028 B Woodmont Boulevard, Nashville, TN 37205 (unimproved)
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 625-194028

Witness my hand this 29th day of December, 2019

GLENNA BAKER GERSHOWITZ REVOCABLE LIVING TRUST, U/A/D OCTOBER 29, 1996

BY: Glenna Baker Gershowitz, Trustee

GLENNA BAKER GERSHOWITZ, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Glenna Baker Gershowitz, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Glenna Baker Gershowitz Revocable Living Trust, u/a/d October 29, 1996, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 29th day of December, 2019.

Commission expires:
5/5/20

TIMOTHY KYLE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2020

Notary Public