Karen Johnson Davidson County
Batch# 342708 DEEDWARR
01/13/2020 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20200113-0004670

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Michelle Rowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2019.

Denis Bermudez
Notary Public

MY COMMISSION EXPIRES: July 3, 2023
(AFFIX SEAL)

DENIS BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2019-4713-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose Eleuterio Mendoza Garcia	First National Bank	
(NAME)	(NAME) of America	026 15 0 028.00
2305 Marsha Drive	241 East Saginaw St.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	East Lansing, MI 48823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Walter F. Rumble and Rita B. Brown, Co-Successor Trustees under the Revocable Trust Agreement of J. Frank Rumble and Lona Rumble, dated August 9, 2016**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Eleuterio Mendoza Garcia, unmarried 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. 6 on the Plan of Section One, North Hill Estates, as of record in Book 3300, Page 18, Register's Office for said County. Said Lot No. 6 fronts 174 feet on the Southerly side of Marsha Drive, and extends back 312 feet on the Northeasterly line and 231.1 feet on the Southwesterly line, to a deadline in the rear on which it measures 150.1 feet thereon.

Being the same property conveyed to J. Frank Rumble and Lona Rumble, Trustee under the Revocable Trust Agreement of grantor, dated August 9, 2016 by Quit Claim Deed from James Francis Rumble and wife, Lona Elizabeth Rumble of record in Instrument No. 20160812-0084073 Register's Office for Davidson County, Tennessee. The said J. Frank Rumble having since died on October 16, 2019. The Trust states upon the death of the first Grantor to die, Walter F. Rumble and Rita B. Brown are to be Co-Successor Trustees of the Trust.

This is improved property, known as 2305 Marsha Drive, Madison, TN 37115
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness on this 9th day of January 2020

Revocable Trust Agreement of J. Frank Rumble and Lona Rumble, dated August 9, 2016

BY: Walter F. Rumble
Walter F. Rumble, Co-Successor Trustees

BY: Rita B Brown
Rita B. Brown, Co-Successor Trustees

Lona Rumble
Lona Rumble, Beneficiary

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Walter F. Rumble and Rita B. Brown, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Successor Co-Trustees under the Revocable Trust Agreement of J. Frank Rumble and Lona Rumble, dated August 9, 2016 and that as Successor Co-Trustees they are authorized by the Trust to execute the within instrument as its Successor Co-Trustees and that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2020.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/1/22

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of January 2020, before me personally appeared Rita B. Brown, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at County, Tennessee this 9th day of January 2020.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)