Karen Johnson Davidson County
Batch# 352926 DEEDWARR
02/04/2020 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20200204-0012762

Prepared By & Return To:
Tennessee Title Services, LLC
207 N Main St.
Dickson, TN 37055
MJ19-0508

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of January, 2020

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12-15-2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Debra Pepper and Ron Pepper, Trustees of The Pepper Family Trust dated October 15, 2019 625 Highland View Court Hermitage, TN 37076	New Owner 625 Highland View Ct Hermitage, TN 37076	075-11-0-007

WARRANTY DEED

FOR AND IN 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/WE,
Kerry Gooch, Trustee of Glen Clifford Barnhill Special Needs Trust UAD 8/29/2015 dated November 5, 2015
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Debra Pepper and Ron Pepper, Trustees of The Pepper Family Trust dated October 15, 2019
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. 426 on the Plan of Highlands of Tulip Grove Subdivision, Section II, of record in Book 4675, Page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 426 fronts 80 feet on the Easterly margin of Highland View Court and extends back between lines measuring 137.14 feet on the Northern margin of said lot and a line measuring 144.25 feet on the Southern margin of said lot to a dead line in the rear measuring 80.32 feet thereon.

Being the same property conveyed to Kerry Gooch, Trustee of the Glen Clifford Barnhill Special Needs Trust U/A/D August 29, 2015 by Warranty Deed from W. Enloe Smith and wife, Marie Y. Smith by Warranty Deed dated April 27, 2017, and filed of record in Instrument No. 20170424-0039778, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 625 Highland View Court, Hermitage, TN 37076

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 so

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of January, 2020.

Glen Clifford Barnhill Special Needs Trust UAD 8/29/2015 dated November 5, 2015

By: Kerry D. Gooch (Trustee)
Kerry Gooch, Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kerry Gooch, Trustee of Glen Clifford Barnhill Special Needs Trust UAD 8/29/2015 dated November 5, 2015** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 31st day of January, 2020.

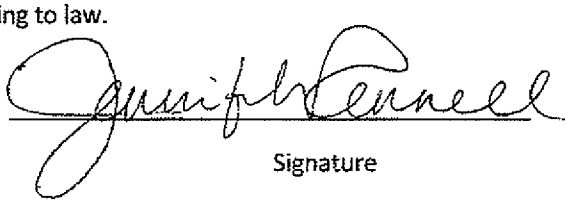
Notary Public
My Commission Expires: _____

(Notary Seal)

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

True Copy Certification

I, **Jennifer Pennell**, 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.

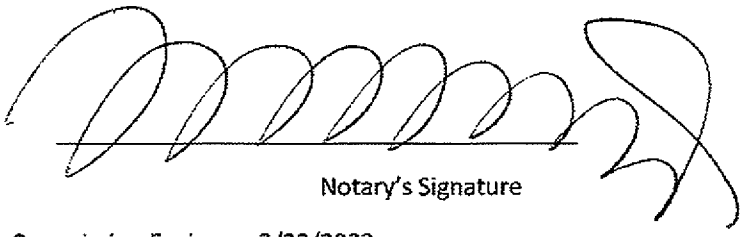


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

