Name and Address of New Owner:
Greenwood BAM, LLC
4113 Helena Bay Court
Nashville, TN 37076

Send Tax Bills To:
Greenwood BAM, LLC
4113 Helena Bay Court
Nashville, TN 37076

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 07104007300

Karen Johnson Davidson County
Batch# 363008 DEEDWARR
02/25/2020 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20200225-0021047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Derrick Maurice Trent, Sr. devisee under the Last Will and Testament of Linda Trent Glenn**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Greenwood BAM, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 377 on the Map of Joywood Heights, Section 11A, as of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda Kay Trent, unmarried by Warranty Deed from Martha B. Watts, a widow dated June 30, 1982 and recorded July 2, 1982 of record in Book 5905, Page 797, in the Register's Office for Davidson County, Tennessee. Linda Kay Trent married James E. Glenn and was known as Linda Trent Glenn. James E. Glenn died on 9/05/2015. Linda Trent Glenn died on 11/14/2019 leaving Derrick Maurice Trent, Sr as devisee under the Last Will and Testament of Linda Trent Glenn. A probate was opened in Davidson County Circuit Court, Probate Division, under Docket No. 20P266.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2621 Jones Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of February, 2020.

The Estate of Linda Trent Glenn

By: _____ (SEAL)
Derrick Maurice Trent, Sr., Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of February, 2020, before me personally appeared Derrick Maurice Trent, Sr., sole heir to The Estate of Linda Trent Glenn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of February, 2020.

_____
Notary Signature
My commission expires: 11821

GREGORY PARRISH TATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $168,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
19th day of February, 2020.

_____
Notary Public
My commission expires: _____
File No. 20-804

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2020

True Copy Certification

I, **Angie Lawless**, 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 TN
County of Davidson

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022