Karen Johnson Davidson County
Batch# 366808 DEEDWARR
03/04/2020 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20200304-0024245

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124686**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $893,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2020. Notary Public My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Eric Brandt Stillman and Jessica Kim Shimberg, Co-Trustees 4200 West End Avenue #308 Nashville TN 37208	Send Tax Bills To: Truxton Trust Company 4200 West End Ave.#308 Nashville, TN 37205	Tax Information: Tax Parcel ID No. 103 12 0A 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marilyn Jane Burkhart, Trustee, of the Marilyn Jane Burkhart Revocable Trust dated October 13, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Brandt Stillman and Jessica Kim Shimberg, as the Co-Trustees of The 4200 Residence Trust under the provisions of the trust agreement date February 14, 2020**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 308 on the Plan of Harding House Condominium Apartments, of record in Plat Book 4675, Page 60, revised in Plat Book 4860, Page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Harding House, a Condominium, a horizontal property regime established by Master Deed, Charter and By Laws of record in Book 4759, Page 665, corrected in Book 4768, Page 818, amended in Book 4979, Page 944, Book 5572, Page 149, corrected in Book 5898, Page 767, said Register's Office.

Being the same property conveyed to Marilyn Jane Burkhart, Trustee of the Marilyn Jane Burkhart Revocable Trust u/a dated October 13, 2011 as amended on May 07, 2012, January 20, 2014, May 18, 2015 and February 10, 2017, by Warranty Deed from John T. Shea and Patricia G. Shea, Husband and Wife, of record in Instrument No. 20190830-0087811, in the Register's Office of Davidson County, Tennessee, dated August 26, 2019 and recorded on August 30, 2019.

Being the same property conveyed to John T. Shea and Patricia G. Shea, husband and wife, by Warranty Deed from Doyle H. Brown, unmarried, of record in Instrument No. 20130604-0056320, in the Register's Office of Davidson County, Tennessee, dated May 29, 2013 and recorded on June 04, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 4200 West End Avenue #308 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2020.

Marilyn Jane Burkhart, Trustee

Marilyn Jane Burkhart, Trustee

STATE OF FLORIDA)

COUNTY OF INDIAN RIVER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Jane Burkhart, 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 Marilyn Jane Burkhart is a trustee of Marilyn Jane Burkhart Revocable Trust dated October 13, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of March, 2020.

Notary Public

My Commission Expires: 12-14-2022

DONALD B. WOMERSLEY
Commission # GG 274462
Expires December 14, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

