THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822143**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2020. Notary Public My Commission Expires: 08/30/2021

MEAGHAN G. SPRUILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 371405 DEEDWARR
03/12/2020 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200312-0027819

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carolyn Dawn Earle 755 Harpeth Bend Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 156-02-0-041.00

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, **Roy A. Wiebush, Trustee under the Irrevocable Trust Agreement of William E. Wiebush and Elizabeth M. Wiebush, dated May 21, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn D. Earle, Trustee of the Carolyn D. Earle Revocable Trust Agreement, dated November 20, 2009**, ("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 Lot No. 379 on the Plan of Section 3, Harpeth Valley Park of record in Plat Book 4175, Page 15, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 379 fronts 90 feet on the Easterly margin of Harpeth Bend Drive and extends back between lines, 192.4 feet on the Northerly line and 171.2 feet on the Southerly line to the rear line, which is broken, on which it measures 96.3 feet.

Being the same property conveyed to Roy A. Wiebush, Trustee under the Irrevocable Trust Agreement of William E. Wiebush and Elizabeth M. Wiebush, dated May 21, 2019 by Quitclaim deed from William E. Wiebush and wife, Elizabeth M. Wiebush of record in Instrument No. 20190531-0051749 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 31, 2019.

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.

Taxes for the year 2020, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 15, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4237, Page 179, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 755 Harpeth Bend Drive Nashville TN 37221

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 6th day of March, 2020.

Irrevocable Trust Agreement of William
E. Wiebush and Elizabeth M. Wiebush,
dated May 21, 2019

Roy A. Wiebush TRUSTEE

By: Roy A. Wiebush, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy A. Wiebush, 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 he is the Trustee under the Irrevocable Trust Agreement of William E. Wiebush and Elizabeth M. Wiebush, dated May 21, 2019, 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 6th day of March, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

True Copy Certification

I, Danielle Chandler, 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.

Danielle Chandler

State of Tennessee

County of Williamson

Personally appeared before me, Meaghan G. Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G. Spruill

Notary Signature

My commission Expires: 09/30/2021

Notary Seal (if on paper)

