Karen Johnson Davidson County
Batch# 391477 DEEDWARR
04/24/2020 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,435.23
20200424-0043331

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0255

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of April, 2020

Notary Public

Commission Expires: 9/6/2020

SUSAN E. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 824 Highland Crest Dr Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	129-15-0-098.00

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,

Kathi Lea Gilmore and Patricia Lorraine Carter, Individually and as Co-Administrators of The Estate of Leonard E. Pentecost

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 824 Highland Crest Dr Trust

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:

Being Lot No. 101 on the plan of Section 2 West Meade Highlands as of record in Book 3700, Pages 124-125, Register's Office for said County.

Said Lot No. 101 fronts 100.00 feet on the Northerly side of Highland fast Drive and extends back between lines, measuring 160.2 feet on the Easterly line and 187.0 feet on the Westerly line, to a dead line in the rear on which it measures 127.65 feet thereon.

Being the same property conveyed to Leonard E. Pentecost and wife, Margarette Pentecost by Warranty deed from Davidson Road Corporation, a Tennessee Corporation of record in Book 4163, page 410, Register's Office for Davidson County, Tennessee, dated August 18, 1967 and recorded on August 21, 1967. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 824 Highland Crest Drive, Nashville, Tennessee 37205. The said Margarette Pentecost having predeceased her husband Leonard E. Pentecost and the said Leonard E. Pentecost having since died, testate, on October 21, 2019 leaving his two adult daughters, Kathi Lea Gilmore and Patricia Lorraine Carter, Grantors herein as sole devisees and Co-Administrators under the Last Will and Testament of Leonard Earl Pentecost of record in Davidson County, Probate Court Case No. 19P2006.

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: **824 Highland Crest Drive, Nashville, TN 37205.**

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 23rd day of April, 2020.

Kathi Lea Gilmore

The Estate of Leonard E. Pentecost

By: Kathi Lea Gilmore
Kathi Lea Gilmore, Co-Administrator

Patricia Lorraine Carter
Patricia Lorraine Carter

The Estate of Leonard E. Pentecost

By: Patricia Lorraine Carter
Patricia Lorraine Carter, Co-Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kathi Lea Gilmore and Patricia Lorraine Carter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Witness my hand and official seal this 23rd day of April, 2020.

Notary Public

My Commission Expires: 9/6/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Kathi Lea Gilmore and Patricia Lorraine Carter the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Co-Administrators of The Estate of Leonard E. Pentecost the within named bargainor, and that she as such Co-Administrators being authorized so to do, executed the foregoing instrument for the purposes therein contained.

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Witness my hand and official seal this 23rd day of April, 2020.

Notary Public

My Commission Expires: 9/6/2023

(Notary Seal)

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

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