This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater is $392,000.00.

Affiant

Subscribed and sworn before me this the 4th day of May, 2020.

Notary Public
My commission expires: 4-13-21

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 398062 DEEDWARR
05/11/2020 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20200511-0048400

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Norma Earhart Trust 2086 Graceland Drive Goodlettsville, TN 37072	SAME AS NEW OWNER	012-03-0 033.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DOUGLAS A. PARDUE AND JANET M. PARDUE, HUSABAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CELIA STEWART ROUSE AND DENNIS P. MITCHELL, CO-TRUSTEES OF THE NORMA EARHART IRREVOCABLE TRUST, UTA AUGUST, 24, 2011 hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108, Section Five on the Plan of Grizzard Manor, as of record in Plat Book 4675, Pages 163 and 164, as amended in Book 4883, Page 280, and Book 5067, Page 912, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to DOUGLAS A. PARDUE AND JANET M. PARDUE, HUSBAND AND WIFE, by deed from Floyd M. Murphy and Wife, Catherine S. Murphy, dated 11/17/2000, of record in Instrument No. 20001129-0117055, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2086 Graceland Drive, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of May, 2020.

Douglas A. Pardue

Janet M. Pardue

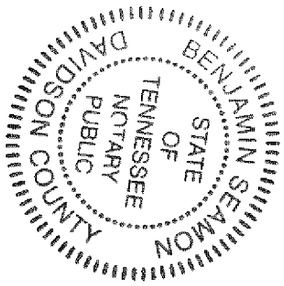
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Douglas A. Pardue and Janet M. Pardue, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2020.

My commission expires: 9-6-22

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY