Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 398191 DEEDWARR
05/11/2020 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $488.40
20200511-0048586

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 30th day of April, 2020.

Notary Public
My commission expires: 03/08/21

03-2003-38940

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Herbert Troupe 3905 Meadow Rd. Nashville TN 37218	Herbert Troupe 3905 Meadow Rd. Nashville, TN 37218	069-04-0-060.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah Cook, a married person, Sherry Norris, an umarried person, Matthew Williams, a married person and Kerri Allison Hodde, an unmarried person** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Herbert Troupe and Lola Troupe, husband and wife** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 3, of Block EE, on the Plan of Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to M. L. Williams and wife, Jearlene Williams by deed from Buist J. Thompson, dated September 20, 1973, recorded September 26, 1973, of record in Book 4749, Page 824, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Doris A. Brumit, Trustee by Quitclaim Deed from Cathy Williams, Jearlene M. Williams, Mishie Taylor, Deborah Cook, Sherry Norris and Millard L. Williams, Jr., and as further conveyed to Jearlene M. Williams, for her lifetime, and in remainder as follows: Mishie Taylor, Deborah Cook, Sherry Norris, Millard L. Williams, Jr., Kerri Allison Hodde, a child of Bill Hodde by Quitclaim Deed from Doris A. Brumit, Trustee, dated February 28, 1995, recorded March 1, 1995, of record in Book 9607, Page 945, Register's Office for Davidson County, Tennessee. The said Jearlene M. Williams having since died September 18, 2019. The said Mishie Taylor having since died intestate on June 27, 2002. The said Millard L. Williams, Jr., also known as Millard D. Williams, having since died intestate on February 20, 2019. Affidavit of Heirship of record in Instrument No. 202005110048584 202005110048585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

**The subject property has never been the primary residence of any of the grantees, their spouses or minor children.

This property is improved property known as 3905 Meadow Rd., Nashville, TN 37218.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 30th day of April, 2020.

Deborah Cook

Sherry Norris

Kerri Allison Hodde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Deborah Cook,** 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 in Nashville, TN, this 30th day of April, 2020.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 03/08/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sherry Norris**, 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 in Nashville, TN, this 30th day of April, 2020.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 03/08/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state **Kerri Allison Hodde**, 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 in Nashville, TN, this 30th day of April, 2020.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

My Commission expires: 03/08/2021

WITNESS my hand this ~~30th~~ 29th day of April, 2020.

Matthew Williams

STATE OF MISSOURI
COUNTY OF GREENE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Matthew Williams** 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 in ~~Nashville, TN;~~ Springfield, MO this 29 day of April, 2020.

Notary Public

My Commission expires: Jan 11, 2022

PATI ELSBERRY
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Jan. 11, 2022
Commission #13431383

True Copy Certification

I, Ashley Morgan, 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 DAVIDSON

Personally appeared before me, Seth A. Dearinger notary public for this county and state, Ashley Morgan 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: 03/08/21

{Notary' Seal}

