Karen Johnson Davidson County
Batch# 403001 DEEDWARRSP
05/20/2020 09:35:30 AM 6 pgs
Fees: $33.00 Taxes: $562.40
20200520-0052278

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $152,000.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2020. Notary Public My commission expires: WILLIAM T. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James R. Smith and Betty G. Smith 2735 Larmon Avenue Nashville, TN 37204	SAME	11807001700

EXECUTOR'S AND TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the

receipt of which is hereby acknowledged, **PINNACLE BANK**, a Tennessee state-chartered bank, as the duly appointed **EXECUTOR** of the **ESTATE OF MARGARET JEAN THOMAS**, who died on December 5, 2016 and whose estate is being administered in the Chancery Court for Williamson County, Tennessee, Docket Number P8958, and **GLENDA JOHNSON, TRUSTEE OF THE MABLE EMILY COX TESTAMENTARY TRUST UNDER WILL OF MABLE EMILY COX DATED JUNE 30, 2000** (Pinnacle Bank, as Executor, and Glenda Johnson, as Trustee, being collectively referred to herein as "Grantors"), in connection with the distribution of the estate of Margaret Jean Thomas pursuant to her will which was duly admitted to probate and is of record at the Clerk's Office of the Chancery Court for Williamson County, Tennessee under Docket Number P8958, and in connection with the administration of the estate and affairs of Mable Emily Cox, who died on July 14, 2002, and whose estate is being administered in the Chancery Court for Williamson County, Tennessee, Docket Number P-02-3227, and whose will is of record at the Clerk's Office of the Chancery Court for Williamson County, Tennessee under Docket Number P-02-3227 in Will Book 70, page 303, Chancery Court for Williamson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto **JAMES R. SMITH** and **BETTY G. SMITH**, husband and wife (collectively, "Grantees"), their heirs, and their assigns, effective as of this 15th day of May, 2020 (the "Effective Date"), that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 57, as shown on the map entitled Plan of Berrywood, of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof conveyed to the State of Tennessee and described in the deed of record in Book 4372, page 899, Register's Office for Davidson County, Tennessee.
>
> Being the same property (subject to the above conveyance to the State of Tennessee) conveyed to Margaret Jean Thomas and Mable Emily Cox, as joint tenants with the right of survivorship, by deed from John H. Grayson and wife, Beverly B. Grayson, of record in Book 2997, page 589, Register's Office for Davidson County, Tennessee. Margaret Jean Thomas and Mable Emily Cox further conveyed said property to Ronald H. Bice, Jr., Trustee, for the express purpose of making a reconveyance to create a one-half (1/2) undivided interest in each party as tenants-in-common, by deed of record as Instrument No. 20001107-0110379, Register's Office for Davidson County, Tennessee.

Mable Emily Cox has since died testate, devising her interest in said property to Margaret Jean Thomas, Trustee of the Mable Emily Cox Testamentary Trust Under Will of Mable Emily Cox dated June 30, 2000, of record in Will Book 70, page 303, Chancery Court for Williamson County, Tennessee.

Margaret Jean Thomas has subsequently died testate, devising her interest in said property to be administered as part of her probate estate pursuant to the terms of her will of record in Docket No. P8958, in the Chancery Court for Williamson County, Tennessee. Glenda Johnson succeeded the said Margaret Jean Thomas as Trustee of the Mable Emily Cox Testamentary Trust Under Will of Mable Emily Cox dated June 30, 2000.

This is unimproved property known as 2731 Larmon Avenue, Nashville, TN 37204.

This conveyance is made subject to the following matters:

1. Real estate property taxes for the year 2020 and subsequent years, which have been prorated and assumed by Grantees; and

2. Matters shown on the Plan of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee.

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 their assigns, forever; and Grantors covenant with the said 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; and Grantors further covenant and bind Grantors, their successors, their representatives, and their assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, and their assigns, against the lawful claims of all persons whomsoever arising by, through, or under Grantors, but not otherwise.

{Signature pages to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

PINNACLE BANK,
a Tennessee state-chartered bank, **EXECUTOR OF THE ESTATE OF MARGARET JEAN THOMAS**

By: _____
Keith B. Davis, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEITH B. DAVIS**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **SENIOR VICE PRESIDENT** of **PINNACLE BANK**, a Tennessee state-chartered bank, which is the **EXECUTOR** of the **ESTATE OF MARGARET JEAN THOMAS**, and is authorized by **PINNACLE BANK**, as **EXECUTOR** of the **ESTATE OF MARGARET JEAN THOMAS**, to execute this instrument.

WITNESS my hand, at office, this 15th day of May, 2020.

_____
Notary Public

My Commission Expires: 11-3-2020

NANCY BUSINDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

810230.1/020200300

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Glenda C. Johnson

Glenda Johnson, Trustee of the Mable Emily Cox Testamentary Trust Under Will of Mable Emily Cox Dated June 30, 2000

STATE OF Florida)
COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLENDA JOHNSON, TRUSTEE OF THE MABLE EMILY COX TESTAMENTARY TRUST UNDER WILL OF MABLE EMILY COX DATED JUNE 30, 2000**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of May, 2020.

Heidi C. Carl

Notary Public

My Commission Expires: _____

HEIDI C. CARLMAN
Commission # GG 290670
Expires March 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH**, 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, Sharon F. Muller, a notary public for this county and state, **WILLIAM T. SMITH**, 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: _____

Notary's Seal:

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

810230.1/020200300