Karen Johnson Davidson County
Batch# 404030 DEEDWARR
05/21/2020 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200521-0052707

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426657**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00 Affiant Subscribed and sworn to before me, this 15th day of May, 2020. Notary Public My Commission Expires: 2.19.24

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bridget Whitsitt 509 Cornet Drive Nashville TN 37217	~~New Owner~~ Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	Tax Parcel ID No. 120 13 0 027.00

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, **Diane Rex Kelly, Trustee, of the Gartland Charles Rex Revocable Living Trust dated January 28, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bridget Whitsitt, unmarried**, ("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. 23 on the Plan of Section I, Curreywood Acres, as of record in Book 2133, Pages 109 & 110, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gartland C. Rex, by Warranty Deed from Thomas B. Vaughn and wife, Vanna B. Vaughn, of record in Book 9499, Page 592, in the Register's Office of Davidson County, Tennessee, dated October 20, 1994 and recorded on October 24, 1994.

Being the same property conveyed to Gartland C. Rex and Diane Rex Kelly, Trustees, of the Gartland Charles Rex Revocable Living Trust, dated January 28, 2019, by Warranty Deed from Gartland C. Rex, of record in Instrument No. 20190204-0010149, in the Register's Office of Davidson County, Tennessee, dated January 28, 2019 and recorded on February 04, 2019.

Gartland C. Rex having since died on May 9, 2020. Diane Rex Kelly having sole authority to sign as Trustee per Gartland Charles Rex Revocable Living Trust dated January 28, 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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section I, Curreywood Acres, as recorded in Plat Book 2133, Page(s) 109 & 110.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2294, Page 506.

This is improved property located at 509 Cornet Drive Nashville TN 37217

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 13 day of May, 2020.

Gartland Charles Rex Revocable Living Trust

Diane Rex Kelly, Trustee

BY: Diane Rex Kelly, Trustee

STATE OF Illinois)

COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Rex Kelly, 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 Diane Rex Kelly is a trustee of the Gartland Charles Rex Revocable Living Trust dated January 28, 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 13 day of May, 2020.

Tracey R McFadden

Notary Public

My Commission Expires

TRACEY R MCFADDEN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 07, 2022

True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

