Karen Johnson Davidson County
Batch# 415143 DEEDWARR
06/15/2020 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20200615-0061461

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.8.21
(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Erasmo Amaya Beltran<br>3127 Union Hill Road<br>Joelton, TN 37080 | New Owner | 015-14-0-006.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Nathan L. Bass, Trustee of the Irrevocable Trust of Dolores Gayle Sherrill, dated March 13, 2020, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Erasmo Amaya Beltran, single man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Joelton Heights Section I, of record in Book 3600, Page 95, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James Radford Sherrill, Jr., and wife Delores Gayle Sherrill by Warranty Deed from W. Mike Gary and wife Nancy P. Gary, dated 09/26/1966 and recorded 09/30/1966, of record in Book 4063, Page 356, Register's Office for Davidson County, Tennessee.

The said James Radford Sherrill, Jr., died leaving Delores Gayle Sherrill the sole surviving tenant by the entirety, by Will recorded in Instrument 200404120040711; said property being further conveyed to Nathan L. Bass, Trustee of the Irrevocable Trust of Dolores Gayle Sherrill, dated March 13, 2020 by Quit Claim Deed from Delores Gayle Sherrill (unmarried), dated 03/13/2020 and recorded 03/17/2020, of record in Instrument 202003170029176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3127 Union Hill Road, Joelton, TN 37080

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 do 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 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/our hand(s) this the 27th day of May, 2020.

The Irrevocable Trust of Dolores Gayle Sherrill, dated March 13, 2020

BY: _____, Trustee
Nathan L. Bass, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nathan L. Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Trustee of the Irrevocable Trust of Dolores Gayle Sherrill, dated March 13, 2020, the within named bargainor, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing for the Trust, by the said, Nathan L. Bass as Trustee.

Witness my hand and official seal, this the 27th of May, 2020.

_____
Notary Public

My Commission Expires: 11/6/2023

(SEAL)



# True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212