Karen Johnson Davidson County
Batch# 418910 DEEDWARR
06/18/2020 10:30:30 AM 5 pgs
Fees: $28.00 Taxes: $4,101.54
20200618-0063981

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY & NOE, PLLC
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

Timothy W. Terry, Individually; Timothy W. Terry, As Trustee of The Testamentary Trust Established in The Last Will And Testament of Natalie Terry F/B/O William R. Terry, Jr.; Dennis M. D'Anna; William A. Crutchfield; Jonathan D. Terry; & Evyn E. Terry Gonzalez

TO: George Alexander Tolbert & Erin Tolbert
4501 Nebraska Avenue
Nashville TN 37209

MAP & PARCEL:
103-04-0-211.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Timothy W. Terry, Individually, Timothy W. Terry, As Trustee of The Testamentary Trust Established in The Last Will And Testament of Natalie Terry F/B/O William R. Terry, Jr., Dennis M. D'Anna, William A. Crutchfield, Jonathan D. Terry, and Evyn E. Terry Gonzalez, Grantors herein, have bargained and sold and by these presents do convey unto George Alexander Tolbert and Erin Tolbert, husband and wife, Grantees herein, their heirs and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3 of Block 17 on the Plan of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Said Lots Nos. 1, 2, 3 front together 160 feet on the southerly side of Nebraska, formerly 8th Avenue, and run back between parallel lines with the westerly margin of 45th Avenue North, formerly 4th Street, 160 feet to an alley.
>
> Being the same property conveyed to WILLIAM R. TERRY AND WIFE, NATALIE TERRY, by deed from P.E. SADLER AND WIFE, DOROTHY ANN SADLER, of record in Book 8237, page 828, dated November 7, 1990, said Register's Office. The said William R, Terry having since died, leaving Natalie Terry the surviving tenant by the entirety. The said Natalie Terry having since died testate on or about December 22, 2019 leaving property to TIMOTHY W. TERRY, INDIVIDUALLY, TIMOTHY W. TERRY, AS TRUSTEE OF THE TESTAMENTARY TRUST ESTABLISHED IN THE LAST WILL AND TESTAMENT OF NATALIE TERRY F/B/O WILLIAM R. TERRY, JR., DENNIS M. D'ANNA, WILLIAM A. CRUTCHFIELD, JONATHAN D. TERRY, AND EVYN TERRY GONZALEZ, AS THEIR INTERESTS MAY APPEAR, pursuant her will of record in the Seventh Civil Probate Court of Davidson County, Tennessee, Docket No. 20P-274.

This conveyance is subject to a lien of 2020 Davidson County property taxes which have been assumed by Grantee herein. This conveyance is also subject to all matters shown on the Plan of record in Book 332, page 104, Register's Office of Davidson County, Tennessee, and all other matters of record.

This is improved property known as 4501 Nebraska Avenue, Nashville, TN 37209, and this is same description as the prior deed of record. This is not the martial residence of the grantors.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and ours heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 11th day of June, 2020.

Timothy W. Terry, Individually

Timothy W. Terry, Trustee of the Testamentary Trust Established in TheLast Will and Testament of Natalie Terry F/B/O of William R. Terry, Jr.

Dennis M. D'Anna

William A. Crutchfield

Jonathan D. Terry

Evyn E. Terry Gonzalez by Timothy W. Terry POA
Evyn E. Terry Gonzalez
By: Timothy W. Terry, Attorney-in-Fact
of record at Instrument No. 202006180063980
Register's Office of Davidson County, TN

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Timothy W. Terry, Individually**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 11th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 7/17/21

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Timothy W. Terry, as Trustee of The Testamentary Trust Established In The Last Will And Testament of Natalie Terry F/B/O William R. Terry, Jr.**,,the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 11th day of June, 2020.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Dennis M. D'Anna** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 11th day of June, 2020.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **William A. Crutchfield,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 11th day of June, 2020.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jonathan D. Terry,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 11th day of June, 2020.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF Cheatham

On this 11th day of June, 2020, before me personally appeared Timothy W. Terry, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Evyn E. Terry Gonzalez**, and who acknowledged that he executed the same as the free act and deed of Evyn E. Terry Gonzalez.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

My Commission Expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $1,108,523.00.

~~Grantee~~ Affiant

SWORN to and subscribed before me
this the 11 day of June, 2020.

NOTARY PUBLIC

My commission expires: _____

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021