Karen Johnson Davidson County
Batch# 442446 DEEDWARR
07/22/2020 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20200722-0080667

WARRANTY DEED



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

~ Sugar Magnolia Zydel
Affiant

Subscribed and sworn to me on July 21, 2020.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8-7-22

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24485.2020

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tammy R. Fuller and Sugar Magnolia Zydel 708 Old Hickory Blvd. Nashville, TN 37209	Same	291 114

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sandra Faye Mabry, Trustee of The Mabry Farm Trust dated January 10, 2012 (hereinafter called "Grantor")**, has bargained and sold, and by these presents do transfer and convey unto **Tammy R. Fuller and Sugar Magnolia**

(1)

Zydel, as tenants in common with the rights of survivorship, (hereinafter called the **"Grantees"),** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and being described as follows:

A tract of land in Davidson County, Tennessee commencing at an iron pin in the north margin of Old Charlotte Pike, being the southwest corner of the tract of land containing 59.65 acre from Pedigo to Ronald Watson Fuller et.al; north 71 degrees east 105 feet to a point in the north margin of Old Charlotte Pike; thence north 29 degrees West 420 feet to a point; thence North 17 degrees west 865 feet to a point; thence south 75 degrees west 460 feet to a point at the westerly boundary of the Ronald Watson Fuller, et.al tract; thence south 17 degrees east 865 feet to an iron pin; thence north 75 degrees east to an iron pin; thence south 29 degrees east 425 feet to the point of beginning containing 10 acres more or less and being a part of the property contained in a 59.65 acre tract mentioned above of record in Book 4812, Page 937 from Alma Hudson Pedigo to Ronald Watson Fuller et.al.

Included in the above description is 5 acres more or less that was heretofore conveyed to Kenneth Rylonds Mabry by Deed from Ronald Watson Fuller et.ux. of record in Book 5803, Page 852, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kenneth Rylonds Mabry and Sandra Faye Mabry, Trustees under the Mabry Farm Trust by Quitclaim Deed from Kenneth Rylonds Mabry and being of record in Instrument Number 20191011-0104524, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment thereof when they become due.
2. Any and all building and zoning regulations of the City, County and/or State.

This property is known as improved property located at 7586 Old Charlotte Pike, Nashville, Tennessee 37209.

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 Grantor does covenant with the said Grantee that it is is lawfully seized and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, 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.

Executed on this 14th day of July, 2020.

The Mabry Farm Trust dated January 10, 2012

By: Sandra Faye Mabry
Sandra Faye Mabry
Trustee

Commonwealth of Kentucky
County of Jefferson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Sandra Faye Mabry, to me known or proved to me on the basis of satisfactory evidence and acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Mabry Farm Trust dated January 10, 2012, is authorized by The Mabry Farm Trust dated January 10, 2012 or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of The Mabry Farm Trust dated January 10, 2012.

Witness my hand this 14th day of July, 2020.

Autumn Schneider
NOTARY PUBLIC

My Commission Expires: 6/22/21

AUTUMN T. SCHNEIDER
Notary Public
Commonwealth of Kentucky
Commission Number 587433
My Commission Expires Jun 22, 2021

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

