WARRANTY DEED

Karen Johnson Davidson County
Batch# 451227 DEEDWARR
08/06/2020 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200806-0087218

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF August, 2020

Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL) JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Soulful Design and Builds, LLC	SEND TAX BILLS TO: Owner Owners address	MAP/PARCEL NUMBERS
(NAME) 1905 Peaceful Brook Dr	(NAME)	14801013400
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jessie Louis Bruce, Trustee, Jessie Louise Bruce Revocable Living Trust dated June 2, 2020,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Soulful Design and Builds LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 245, on the Plan of Hillbrook, Section IV, as of record in Book 3842, Page 7, Register's Office for said County.

Said Lot 245 fronts 75 feet on the southerly side of Wallace Road and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jessie Louise Bruce, Trustee, Jessie Louise Bruce Revocable Living Trust Agreement dated June 2, 2020, by virtue of that certain Quit Claim Deed dated June 2, 2020, and being of record at Instrument No. 20200616-0061603, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to J. Louis Bruce and husband, B.M. Bruce, as tenants by the entirety, by virtue of Warranty Deed dated May 22, 1993 at Book 8989, Page 741, in the amount of $18,000.00 in the said Register's Office. B.M. Bruce having died on/or about February 27, 2016.

Being the same property conveyed to Jessie Louise Bruce, Trustee, Jessie Louise Bruce Revocable Living Trust Agreement dated June 2, 2020

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 3974, Page 783 and 787, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 264 Wallace Rd. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 3rd day of August, 2020.

Jessie Louise Bruce

Jessie Louis Bruce, Trustee

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jessie Louis Bruce, Trustee, Jessie Louise Bruce Revocable Living Trust dated June 2, 2020,** WITH whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of August, 2020.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21