Name and Address of New Owner:
Tammy L. Gregory
107 Steeplechase Lane
Nashville, TN 37221

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 142-02-0-189.00

Karen Johnson Davidson County
Batch# 453982 DEEDWARR
08/11/2020 09:07:02 AM 3 pgs
Fees: $18.00 Taxes: $1,115.55
20200811-0089057

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Albert L. Whalen, Trustee of the Whalen-Russo Family Trust dated September 19, 1996, as restated June 3, 2015**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tammy L. Gregory, married** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Registers Office for Davidson County, Tennessee, to which plan reference Is hereby made for a more complete description thereof.

Said Lot No. 192 fronts 90.00 feet on the Northerly margin of Bridle Drive and extends back 214.80 feet on the Easterly line and 195.68 feet on the Westerly line to a broken line in the rear measuring 66.20 feet thereon.

Being the same property conveyed to Albert L. Whalen by Warranty deed from Jeffrey A. Pettit and spouse, Kimberly A. Pettit, of record in Instrument No. 20070411-0043085, Register's Office for Davidson County, Tennessee, dated December 11, 2006 and recorded on April 11, 2007.

Being the same property conveyed to Albert L. Whalen and Jeanne Russo, Trustees of the Whalen-Russo Family Trust dated September 19, 1996, as restated June 3, 2015, by Quitclaim deed from Albert L. Whalen, of record in Instrument No. 20171113-0116414, Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 13, 2017.

Being also known as 7418 Bridle Drive, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD; AND ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2020.

Albert L Whalen

Albert L. Whalen, Trustee of The Whalen- Russo Family Trust dated September 19, 1996, as restated June 3, 2015

State of Utah
County of Iron

Before me, Marcia Day, Notary Public, of the state and county mentioned, personally appeared Albert L. Whalen, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of Whalen-Russo Family Trust dated September 19, 1996, as restated September 19, 1996, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 31st day of July, 2020.

Marcia Day
Notary's Signature
My commission expires: 1/26/2021

MARCIA DAY
NOTARY PUBLIC
STATE OF UTAH
Commission Number 692773
My Commission Expires Jan 26, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $301,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of July, 2020.

_____
Notary Public
My commission expires:_____
File No. 2020-952

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2020.

_____
Albert L. Whalen, Trustee of The Whalen- Russo Family Trust dated September 19, 1996, as restated June 3, 2015

State of Utah
County of _____

Before me, _____ of the state and county mentioned, personally appeared Albert L. Whalen, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of Whalen-Russo Family Trust dated September 19, 1996, as restated September 19, 1996, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 31st day of July, 2020.

_____
Notary's Signature
My commission expires:_____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $301,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy L. Gregory
(Affiant)

Sworn to and subscribed before me this
31st day of July, 2020.

Notary Public
My commission expires:_____
File No. 2020-952

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021