Karen Johnson Davidson County
Batch# 454232 DEEDWARR
08/11/2020 02:49:30 PM 5 pgs
Fees: $28.00 Taxes: $886.15
20200811-0089412

ADDRESS NEW OWNER: Parker Thomas Mullican
2137 Crystal Drive
Nashville, TN 37210

SEND TAX BILL TO: FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

MAP-PARCEL NOS. 09514004700

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lovell D. Mullican, III, Timothy D. Mullican, and Constance Briscoe, all as Successor Co-Trustees of "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000"** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Parker Thomas Mullican, an unmarried man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 87 of Elm Hill Acres, Section 1, of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee.

Lot No. 87 fronts 90 feet on the southerly side of Crystal Drive and extends back between parallel lines 225 feet to a dead line.

Being the same property conveyed to L.D. Mullican , Jr., and wife Myla T. Mullican, from Riverwood Homes, Inc., by Deed dated April 12, 1956, of record in Deed Book 2535, Page 103, in the Register's Office for Davidson County, Tennessee. L.D. Mullican, Jr., and wife Myla T. Mullican conveyed the said property to L.D. Mullican, Jr., and Myla T. Mullican, Trustees of "THE L.D. AND MYLA MULLICAN REVOCABLE LIVING TRUST" by Quitclaim Deed recorded on January 5, 2000, in Instrument No. 20000105-0001412, Register's Office for Davidson County Register's Office. Myla T. Mullican died on May 5, 2014, leaving L.D. Mullican, Jr., the sole surviving Trustee by the entirety. L.D. Mullican, Jr., died on November 9, 2019, leaving Lovell D. Mullican, III, Timothy D. Mullican, and Constance J. Myers as Successor Co-Trustees of "THE L.D. AND MYLA MULLICAN REVOCABLE LIVING TRUST." Constance J. Myers is now known as Constance Briscoe.

This is property with a common address of 2137 Crystal Drive, Nashville, TN 37210.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee.(3) General Durable Power of Attorney for Myla T. Mullican of record in Instrument No. 20000105-0001409, said Register's Office.(4) General Durable Power of Attorney for L.D. Mullican, Jr., of record in Instrument No. 20000105-0001410, said Register's Office.(5) Memorandum of Trust of record in Instrument No. 20000105-0001411, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of August 2020.

Lovell D. Mullican, III, Successor Co-Trustee

Timothy D. Mullican, Successor Co-Trustee

Constance Briscoe (FKA Constance J. Myers), Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lovell D. Mullican, III, Timothy D. Mullican, and Constance Briscoe (FKA Constance J. Myers), all as Successor Co-Trustees of "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000",** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of August 2020.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $239,500.00.

Affiant

Subscribed and sworn before me this 10th day of August 2020.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

File No. 2005K112

# Affidavit
# And
# Certification of Trust

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, Lovell D. Mullican, III, Timothy D. Mullican, and Constance Briscoe, all as Successor Co-Trustees of "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000" to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That, I, Lovell D. Mullican, III, declare that I am a resident of the County of Davidson, State of TN.
2. That, I, Timothy D. Mullican, declare that I am a resident of the County of Davidson, State of TN.
3. That, I, Constance Briscoe, declare that I am a resident of the County of Marshall, State of AL.
4. That this Certification of Trust shall be recorded in the Register of Deeds Office for Davidson County, Tennessee.
5. That Lovell D. Mullican, III, Timothy D. Mullican, and Constance Briscoe, are authorized as Successor Co-Trustees of the "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000" to sell real property on behalf of the said Trust.
6. That the said Trust is active and has not been terminated by its terms.
7. That no actions have been taken by the undersigned persons, by others, by a court, or by other matters affecting said Trust that would limit, diminish, or remove the undersigned's authority as Successor Co-Trustees to sell real property and/or execute closing documents including the settlement statement and Deed as Successor Co-Trustees of the "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000."
8. That said Trust has not been revoked, terminated, amended, or otherwise modified in a manner that would affect undersigned's authority as Successor Co-Trustees to act as set forth herein.
9. That neither of the Successor Co-Trustees have resigned or been removed as a Successor Co-Trustee or otherwise declared incompetent to act as a Successor Co-Trustee.
10. That undersigned has provided a true and complete copy of said Trust to closing attorney, Cindy S. Smith, P.C.
11. That the "Memorandum of Trust" dated January 12, 2000, of record in Instrument No. 20000105-0001411, Register's Office for Davidson County, Tennessee, serves as a "Certificate of Trust" and it remains a true copy of said document.
12. That there are no undisclosed provisions of said Trust that would limit the Successor Co-Trustees' authority as set forth herein.
13. That Constance J. Myers is one and the same person as Constance Briscoe.
14. That "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000," is one and the same as "The Mullican Family Trust," and we are also authorized the same as affirmed herein under that Trust.
15. That we are making this Affidavit both personally and as Trustee.
16. That we are making this Affidavit at the request of Cindy S. Smith, P.C., and/or its underwriter, Stewart Title Guaranty Company and/or its agent, Cindy S. Smith, P.C., to induce them to close and/or issue clear title to certain property with a common address of 2137 Crystal Drive, Nashville, TN 37210.
17. That we agree to jointly and severally indemnify and hold harmless Cindy S. Smith, P.C., and Stewart Title Guaranty Company from any loss, harm, recourse or liability they may incur as a result of their closing an/or issuing any title insurance or title opinion relative to said property upon reliance of this Affidavit.

IN TESTIMONY WHEREOF, I hereunto subscribe my name this 10th day of August 2020.

Lovell D. Mullican III Successor Co-Trustee

Lovell D. Mullican, III, individually and as Successor Co-Trustee, of "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000," AFFIANT

Successor Co-Trustee

Timothy D. Mullican, individually and as Successor Co-Trustee, of "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000," AFFIANT

Constance Briscoe (FKA Constance J. Myers) Successor Co-Trustee

Constance Briscoe (FKA Constance J. Myers), individually and as Successor Co-Trustee, of "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000," AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the 10th day of August 2020, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Lovell D. Mullican, individually, and as Successor Co-Trustee of "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000," and Timothy D. Mullican, individually, and as Successor Co-Trustee of "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000," and Constance Briscoe (FKA Constance J. Myers), individually and as Successor Co-Trustee of "The Revocable Living Trust Agreement of L.D. Mullican, Jr. and Myla T. Mullican, dated January 4, 2000," known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

NOTARY PUBLIC

COMMISSION EXPIRATION:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

2005k112

Prepared by:

Cindy S. Smith, P.C.
P.O. Box 292004
Nashville, TN 37229-2004

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022