Karen Johnson Davidson County
Batch# 460347 DEEDWARR
08/19/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200819-0093661

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728450** TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me, this 10th day of August, 2020. Notary Public My Commission Expires: 10/31/2020

842824

WARRANTY DEED

Address New Owner: Allyson Hughes and William Grider 512 Bismark Drive Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 095 10 0 043.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rick Fisher, Trustee of the None of Your Bismark Revocable Land Trust, dated September 14, 2017**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allyson Hughes, a single woman and William Grider, a single man, as tenants in common with right of survivorship**Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Elm Hill Acres, Section No. IV, as of record in Book 2331, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rick Fisher, as Trustee of the None of Your Bismark Revocable Land Trust dated September 14th, 2017, by Warranty Deed from Robert J. Graves and Walter Graves, of record in Instrument No. 20180222-0016748, in the Register's Office of Davidson County, Tennessee, Dated February 20, 2018 and recorded on February 22, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Elm Hill Acres, Section No. IV, as recorded in Plat Book 2331, Page(s) 118.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2442, Page 464.

This is improved property located at 512 Bismark Drive Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2020.

The None of Your Bismark Revocable Land Trust, dated September 14, 2017

By: _____
Rick Fisher, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick Fisher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the None of Your Bismark Revocable Land Trust, dated September 14, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 10th day of August, 2020.

_____
Notary Public

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

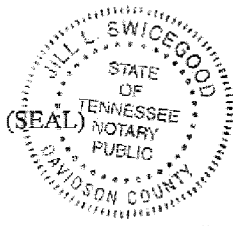
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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