Karen Johnson Davidson County
Batch# 469054 DEEDWARR
09/03/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20200903-0100258

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0288

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of August, 2020

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chad Lautt, Trustee of First Responders Trust Agreement PO BOX 23096 Nashville, TN 37202	NEW OWNER	064-12-0-044.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Emily Bohlin, Executrix of the Estate of Teresa Marie Dibble Weaver

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Lautt, Trustee of First Responders Trust Agreement, dated August 18, 2020

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 342 on the Plan of Sherwood Forest, Section Four as of record in Book 4460, Pages 182 and 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall G. Weaver et ux Geraldine A. Weaver by Warranty Deed from Calvin J. Vaught, Jr. et ux Lourdes A. Vaught of record in Book 5265, Page 122, Register's Office for Davidson County, Tennessee, dated March 22, 1978 and recorded on March 23, 1978. (Value or consideration shown in aforementioned deed $44,000.00.)

Being the same property conveyed to Randall G. Weaver, his heirs and assigns by Quitclaim Deed from Geraldine A. Weaver, single of record in Book 5890, Page 330, Register's Office for Davidson County, Tennessee, dated May 18, 1982 and recorded on May 25, 1982. (Value or consideration shown in aforementioned deed $0.00.)

Randall G. Weaver died testate on February 20, 2019 and devised said property to his wife Teresa Marie Dibble Weaver by his Last Will and Testament duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 19P1781. Teresa Marie Dibble Weaver testate died on June 6, 2019. Pursuant to the terms of the Last Will and Testament of Teresa Marie Dibble Weaver duly probated in the Register of Wills, Lycoming County, Pennsylvania, Docket No. 41-19-0338, Emily Bohlin was appointed Executrix of the Estate of Teresa Marie Dibble Weaver.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4700 Kalamath Drive, ~~Hermitage~~ Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of August, 2020.

Estate of Teresa Weaver

By: Emily Bohlin Executrix
Emily Bohlin, Executrix

STATE OF PA
COUNTY OF Lycoming

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emily Bohlin, Executrix of the Estate of Teresa Weaver** with whom I am personally acquainted (or 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 Williamsport, Pennsylvania this 26th day of August, 2020.

Commonwealth of Pennsylvania - Notary Seal
Crystal Kay Michael, Notary Public
Lycoming County
My commission expires February 16, 2021
Commission number 1195367

Crystal Kay Michael
Notary Public
My Commission Expires: 8/26/20

(Notary Seal)

True Copy Certification

I, Jennifer Pennell, 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 Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022