WARRANTY DEED

Karen Johnson Davidson County
Batch# 469158 DEEDWARR
09/03/2020 10:50:23 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20200903-0100428

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 1/31/24

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
David G. Woodward and Donna M. Woodward	New owners	171030C01800CO
(NAME)	(NAME)	
5256 Fredericksburg Way E		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Leigh Fuson and Brenda Gaylord Thompson as Co-Trustees of the Daniel Albert Gaylord, Jr., Revocable Trust dated January 27, 2017,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David G. Woodward and Donna M. Woodward, husband and wife,** 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. 237 on the Plan of Section 5C, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Albert Gaylord, Jr., and Brenda Gaylord Thompson, Co-Trustees of The Daniel Albert Gaylord, Jr., Revocable Trust dated January 27, 2017 by deed dated January 27, 2017 from Daniel Albert Gaylord, Jr., A/K/A Dan A. Gaylord, Jr., or Dan A. Gaylord of record in Instrument No. 20170215-0015727, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dan A. Gaylord by deed dated December 5, 1996 from Radnor Homes of record in Book 10283, Page 154, Register's Office for Davidson County, Tennessee.

Daniel Albert Gaylord, Jr., died on March 29, 2020. Pursuant to the terms of said Trust Agreement, Brenda Gaylord Thompson and Linda Leigh Fuson were designated as Successor Co-Trustees with each empowered to act alone on behalf of the Trust without Joinder of the other Co-Trustee.

unimproved ☐

This is improved ☑ property, known as 5256 Fredericksburg Way E, Brentwood, TN 37027
(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.

Return to:
Rudy Title and Escrow, LLC
7012 21st Avenue South
Nashville, TN 37212
FILE #: 0-20-20576

Witness my/our hands this 31st day of August, 2020.

The Daniel Albert Gaylord, Jr., Revocable Trust dated January 27, 2017

By: _____ By: _____
Linda Leigh Fuson, Co-Trustee Brenda Gaylord Thompson, Co-Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Linda Leigh Fuson and Brenda Gaylord Thompson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Co-Trustees of The Daniel Albert Gaylord, Jr., Revocable Trust dated January 27, 2017 and that they as such Co-Trustees executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Co-Trustees

WITNESS my hand and seal this 31st day of August, 2020.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Woodward