NEW OWNER:
Adam Sharp
361 Holloway Road
Lebanon, TN 37090

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-240

MAP & PARCEL
133-16-0-030

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 472775 DEEDWARR
09/10/2020 07:57:30 AM 8 pgs
Fees: $43.00 Taxes: $592.00
20200910-0102871

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Angela Denise Travis, Eric Lee Rhoton, and Kevin Neil Rhoton, as Heirs-at-Law of Dorothy C. Rhoton and Individually,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Adam Sharp, a married man and Volunteer Family Investments, LLC, a Limited Liability Company**

("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4th day of September, 2020.

*****SIGNATURES TO FOLLOW ON NEXT PAGES*****

Angela Denise Travis
Heir-at-Law of Dorothy C. Rhoton, and Individually

Eric Lee Rhoton
Heir-at-Law of Dorothy C. Rhoton, and Individually

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Angela Denise Travis and Eric Lee Rhoton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of September, 2020.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kevin Neil Rhoton
Heir-at-Law of Dorothy C. Rhoton, and Individually

STATE OF MISSOURI
COUNTY OF Wyandotte

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kevin Rhoton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of September, 2020.

Jodi Kincaid
NOTARY PUBLIC

My commission expires: 12/8/2020

JODI KINCAID
Notary Public, State of Kansas
My Appointment Expires
12/8/2020

****

The actual consideration or value, whichever is greater, for this transfer is $**160,000.00**.

Ashley Utley
AFFIANT

Sworn to and subscribed to before me this 4th day of September, 2020.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 07-11-2021

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Highview Acres, of record in Plat Book 2331, Page 52, 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 Howard E. Rhoton and wife, Dorothy C. Rhoton by Warranty Deed from Hendley and Whiteside Builders, Inc of record in Book 894, Page 495, Register's Office for Davidson County, Tennessee, dated July 24, 1970 and recorded on July 27, 1970. Howard E. Rhoton and Dorothy C. Rhoton divorced pursuant to Divorce Decree Docket No. 89D4495, filed on April 7, 1992 divesting Howard E. Rhoton's ownership interest in the subject property. Dorothy C. Rhoton died testate on April 26, 2020 (See attached Exhibit B).

For further reference, see Affidavit of Heirship, executed by Angela Denise Travis, Eric Lee Rhoton, and Kevin Neil Rhoton, of record in Book 202009100102870, **Register's Office for Wilson County, Tennessee.**

Being also known as 4836 Aster Drive, Nashville, Tennessee 37211.

STATE OF TENNESSEE
Office of Vital Records

"EXHIBIT B"

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH STATE FILE NUMBER 2020 025030

1. Decedent's Legal Name: DOROTHY ANN RHOTON		2. Sex: FEMALE	3. Date of Death: 04/26/2020
4. Time of Death (Approx.): [redacted]	5a. Age: 83	6. Date of Birth: 04/10/1937	7. Birthplace: NASHVILLE, TN
8a. Place of Death: [redacted]			
8b. Facility Name: 4836 ASTER DRIVE	8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: DIVORCED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: LAB	11b. Kind of Business/Industry: [redacted]
12. Social Security Number: [redacted]3595	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 4836 ASTER DRIVE	13e. Inside City Limits?: YES	13f. Zip Code: 37211	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: [redacted]	16. Decedent of Hispanic Origin?: [redacted]	17. Decedent's Race: [redacted]	
18. Father's Name: JOHN C CRONEY		19. Mother's Name Prior to First Marriage: BONNIE LEE CUMMINGS	
20a. Informant's Name: ANGELA TRAVIS	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 8164 CAIRO BEND ROAD, LEBANON, TN 37087	
21a. Method of Disposition: [redacted]	21b. Place of Disposition: WOODLAWN MEMORIAL PARK	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ JERRY W. MAXWELL	22b. License Number: 8318	22c. Signature of Embalmer: ▶ /e/ J. David Dial	22d. License Number: 5170
23a. Name and Address of Funeral Home: WOODBINE FUNERAL HOME, INC. - HICKORY CHAPEL, 5852 NOLENSVILLE ROAD, NASHVILLE, TN 37211			23b. License Number: 760
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 05/01/2020	

26. Certifier
26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: ▶ /e/ KENNETH W ANDERSON	27b. License Number: 012869	27c. Date Signed: 04/28/2020
27d. Name and Address: KENNETH W ANDERSON 501 PARK AVENUE SUITE C, LEBANON, TN 37087		

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a. [redacted]	[redacted]
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	b. [redacted]	[redacted]
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?: NO
29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: [redacted]	31. Did Tobacco Use Contribute to Death?: [redacted]	32. If Female: [redacted]	
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?
	34d. Place of Injury		
	34e. Describe How Injury Occurred		34f. Location of Injury

TH-1699 (Rev. 8/2017) RDA 10112

12233280

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 2 2 3 3 2 8 0
Date Issued: May-01-2020

CERTIFICATION OF VITAL RECORD

202009100102871

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).