SPECIAL CORPORATE WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
2600 Dallas Parkway
Suite 550
Frisco, TX 75034
831341 2019-33414
Leslie Wei

Karen Johnson Davidson County
Batch# 477287 DEEDWARR
09/17/2020 09:14:44 AM 3 pgs
Fees: $18.00 Taxes: $7,585.00

20200917-0106338

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: KLS TISA TRUST	NAME: New owners
STREET ADDRESS: 3823 Timble Rd Nashville TN 37215	STREET ADDRESS:
MAP & PARCEL NO.: 130070150 00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, National Residential Nominee Services Inc., a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 2600 Dallas Parkway, Suite 550, Frisco, TX 75034, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto KLS TISA TRUST, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit "A"

This is improved property known as: 3823 Trimble Road, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

WITNESS MY/OUR SIGNATURE(S) THIS 9th day of September, 2020 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: JChandler

Printed Name: Terry Chandler

Its: VP

(Corporate Seal)

State of TX } ss
County of Collin

Before me, Kayla Renee Smiley, a Notary Public of the State and County aforesaid, personally appeared Terry Chandler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be VP of the National Residential Nominee Services Inc., the within named grantor, a corporation, and that he/she as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as VP.

Witness my hand and official seal, at office in Plano, TX, this 9 day of Sept., 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KAYLA RENEE SMILEY
Notary ID #128826458
My Commission Expires
December 18, 2023

Notary Public
My commission expires 12/18/23

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00

Subscribed and sworn to before me, this 15th day of September, 2020.

My Commission Expires:
4/13/24

Affiant

Notary Public

KAYLA TABOR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of (Partition) of Lot No. 23 and the Westerly half of Lot No. 24 on the Map of Sharber's Harding Place Subdivision, of record in Plat at Instrument No. 20121221-0117901, 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 Anne Kristina Turner, unmarried by Deed dated January 22, 2016 from Elizabeth Fullerton Cain, Trustee of the Elizabeth Fullerton Cain Trust dated August 27, 2014, recorded January 27, 2016, in Instrument Number 20160127-0007866, in the Official Records of Davidson County, Tennessee. Anne Kristina Turner now being married, Nancy Jayne Ferrell, her spouse, joins her in this conveyance.

Being Further Conveyed to National Residential Nominee Services Inc., from Anne Kristina Turner and Spouse, Nancy Jayne Ferrell by Deed Dated _____ and Recorded on 9/17/2020, in Instrument No. 20200917-0106337, in the Register's office for Davidson County, Tennessee.