THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 481506 DEEDWARR
09/23/2020 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $4,292.00
20200923-0109294

ADDRESS NEW OWNER
Richard D. Piliponis and Heather M. Piliponis
3611 Central Ave.
Nashville, TN 37205

SEND TAX BILLS TO
new owner

MAP/PARCEL
104-05-0-301.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BLAKE PARKER BROOKSHIRE AND MOLLIE MEAGHER BROOKSHIRE, CO-TRUSTEES OF THE 3611 CENTRAL AVENUE TRUST** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **RICHARD D. PILIPONIS AND HEATHER M. PILIPONIS, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the west 15 feet of Lot No. 132, and the east 40 feet of Lot No. 134 on the map of the Richland Realty Company's Second Subdivision, Division "B" as of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 132 and easterly part of Lot No. 134 front together 55 feet on the southerly side of Central Avenue and run back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to BLAKE PARKER BROOKSHIRE AND MOLLIE MEAGHER BROOKSHIRE, HUSBAND AND WIFE, by deed from JUDY M. FILSON, A MARRIED, of record in Instrument No. 20140519-0042676, dated May 14, 2014, said Register's Office.

Further being the same property conveyed to BLAKE PARKER BROOKSHIRE AND MOLLIE MEAGHER BROOKSHIRE, CO-TRUSTEES OF THE 3611 CENTRAL AVENUE TRUST, by quitclaim deed from BLAKE PARKER BROOKSHIRE AND MOLLIE MEAGHER BROOKSHIRE, HUSBAND AND WIFE, of record in Instrument No. 20140730-0068008, dated July 18, 2014, as corrected in Affidavit of Scrivener's Error in Instrument No. 20200916-0105837, dated said September 16, 2020, Register's Office.

This is improved property known as: 3611 Central Ave., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 22nd day of September, 2020.

Blake Parker Brookshire, Trustee
BLAKE PARKER BROOKSHIRE, CO-TRUSTEE OF THE 3611 CENTRAL AVENUE TRUST

Mollie Meagher Brookshire, Trustee
MOLLIE MEAGHER BROOKSHIRE, CO-TRUSTEE OF THE 3611 CENTRAL AVENUE TRUST

STATE OF WEST VIRGINIA)
COUNTY OF Monongalia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **BLAKE PARKER BROOKSHIRE AND MOLLIE MEAGHER BROOKSHIRE, CO-TRUSTEES OF THE 3611 CENTRAL AVENUE TRUST**, with whom I am personally acquainted (or who 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 seal at Morgantown, WV, this 22nd day of September, 2020.

Notary Public

My Commission Expires: 10/3/24

OFFICIAL SEAL
Notary Public, State of West Virginia
HEIDI T. MCDANIELL
My Commission Expires October 3, 2024

202009230109294

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,160,000.00.**

Sworn to and subscribed before me this 23rd day of September, 2020.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.