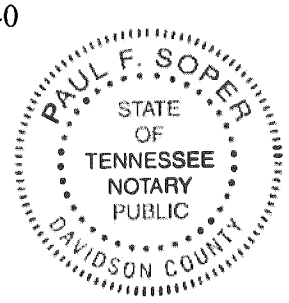
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29147



Karen Johnson Davidson County
Batch# 488024 DEEDWARR
10/02/2020 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20201002-0114130

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Lewis Brandes and Teresa Joan Moffit	new owner	
209 Craighead Avenue		10409022800
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John M. Lott, Trustee of the Residual Trust under the Last Will and Testament of Robert Lee Lott, Jr., and as Executor of the Estate of Robert Lee Lott, Jr.,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Lewis Brandes, an unmarried person and Teresa Joan Moffit, an unmarried person,**

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. 9 in Myrtlewood Plat of the Bransford Realty Company Subdivision of part of the S. W. Berger Property as of record in Book 547, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 75 feet on the West side of Craighead Avenue and extends back between parallel lines 210 feet, more or less, to a dead line in the rear.

Being the same property conveyed to Robert L. Lott, Jr., et ux Peggy G. Lott, by Warranty Deed from Elsie Evers Shaw, of record in Book 3929, Page 392, Register's Office for Davidson County, Tennessee, dated August 26, 1965 and recorded on August 30, 1965. Peggy G. Lott died on August 24, 2015, leaving Robert L. Lott, Jr. as surviving tenant by the entirety. Robert L. Lott, Jr., died on June 17, 2019 and his Last Will and Testament naming John M. Lott as Executor was entered into The Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 20P1550. Pursuant to said Last Will and Testament, the property was devised ~~to~~ the Residual Trust under the Last Will and Testament of Robert Lee Lott, Jr. John M. Lott executes this Warranty Deed in his capacity as Executor of the Estate of Robert Lee Lott, Jr. and as Trustee of the Residual Trust under the Last Will and Testament of Robert Lee Lott, Jr.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as 209 Craighead Avenue, Nashville, TN 37205.

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.

Witness my hand this the 30th day of September, 2020.

Residual Trust under the Last Will and Testament of Robert Lee Lott, Jr.

By: John M Lott, Trustee
John M. Lott, Trustee

ESTATE OF ROBERT LEE LOTT, JR.

By: John M Lott Executor
John M. Lott, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Lott, Trustee of the Residual Trust under the Last Will and Testament of Robert Lee Lott, Jr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 30th day of September, 2020.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Lott, Executor of the Estate of Robert Lee Lott, Jr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 30th day of September, 2020.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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)

