Karen Johnson Davidson County
Batch# 493590 DEEDWARR
10/09/2020 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $3,219.00
20201009-0117838

#35772

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $870,000.00. Mary M. Keith Affiant
First Title & Escrow Co., Inc. FTEC File No. 35772-09-2020	Subscribed and sworn to before me this 2nd day of October, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caitlin Brady Costello 4105 Aberdeen Road Nashville, TN 37205	new owner Caitlin Brady Costello 4105 Aberdeen Road Nashville, TN 37205	Map and Parcel No.: 10308021900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mary M. Keith, Successor Trustee of the Aberdeen Trust dated June 5, 2017, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Caitlin Brady Costello, an unmarried woman, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4105 Aberdeen Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of October, 2020.

Mary M. Keith, Successor Trustee
Mary M. Keith, Successor Trustee
of The Aberdeen Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary M. Keith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Successor Trustee of The Aberdeen rust established under the Trust Agreement dated June 5, 2017, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 2nd day of October, 2020.

Notary Public
My Commission Expires: 3/6/24

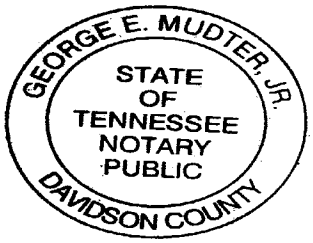


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 70 on the Plan of Block 1, Cherokee Park, Section 3, of record in Book 843, pages 2 and 3, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary C. McCluggage, an unmarried woman, by deed dated May 24, 2017 from Sarah L. Rohde and Robert H. Herring, wife and husband, of record in Instrument No. 20170605-0055844, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 13, 2017 of record in Instrument No. 20170615-0059984, Register's Office for Davidson County, Tennessee, Mary C. McCluggage conveyed subject property to Dewitt Kerry McCluggage, Trustee of the Aberdeen Trust dated June 5, 2017.

Together with an Easement for Driveway as described in the Easement Agreement of record in Instrument No. 20010531-0056558, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.
3. Driveway Easement described in Easement Agreement of record in Instrument No. 20010531-0056558, Register's Office for Davidson County, Tennessee.
4. Easement for fence and wall described in Easement Agreement of record in Instrument No. 20010531-0056559, Register's Office for Davidson County, Tennessee.
5. 5 foot public utility easement as referenced in Deed of Record in Book 819, page 217, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

