Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
James A. Maier, Trustee	---SAME	Map 162-12
4638 Island Fork Road		Group B
Lake Wiley, SC 29710		Parcel 92.00 CO

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Vernice A. Maier, Trustee of the Vernice A. Maier, Survivor's Trust as Established under the Maier Joint Revocable Trust Agreement Under Agreement, dated December 1, 2000**, has this day bargained and sold and by these presents to hereby transfer and convey to **James W. Maier, Trustee of the James W. Maier Revocable Trust Dated May 22, 2018**, his successors and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 10D, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, and as defined int he Amendment to Mast Deed and By-Laws of record in Instrument No. 20040218-0018915 to which reference is hereby made for a more complete legal description.

BEING that same property conveyed to Vernice A. Maier, Trustee of the Vernice A. Maier Survivor's Trust as Established under the Maier Joint Revocable Trust Agreement Under Agreement, dated December 1, 2000 by deed dated 4/1/16 from Mary Katherine Virginia Hall, unmarried of record in Instrument No. 20160418-0037191, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the Plan of record in Instrument No. 20020722-0087814 and Instrument No. 20020913-0111601; Master Deed establishing a horizontal Property Regime of Villas at Belle Parke of record in Instrument No. 20020911-0110339, as amended in Instrument No. 20021025-0130922; Instrument No. 20030515-0066792; Instrument No. 20040218-0018915; Charter for Villas at Belle Parke Homeowners Association, Inc. of record in Instrument No. 20020911-0110958; easement for construction and maintenance of drainage facility of record in Book 7838, page 934; and Instrument No. 20050107-0002864; Declaration of Drainage Easement in Instrument No. 20020322-0035169; landscape buffer easement in Instrument No. 20011217-0138710; storm water detention agreement in Instrument No. 20020320-0034488; grant of easement to Comcast of Nashville I, LLC of record in Instrument No. 2013-517-0050095; all of the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 496796 DEEDWARR
10/16/2020 08:57:25 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20201016-0120440

This is property known as: 1345 Bell Road #413, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, his successors and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate, that I have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2020 real property taxes, which taxes are being prorated between parties, the grantee giving unto the grantor his proportionate share, and the grantor assuming the payment of said taxes when the same shall become due and payable.

I further covenant and bind myself, my successors and assigns forever to warrant and defend the title to the said real estate unto the said grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 14th day of October, 2020.

Vernice A Maier Trustee

Vernice A. Maier, Trustee of the
Vernice A. Maier Survivor's Trust
as Established under the Maier
Joint Revocable Trust Agreement
Under Agreement, dated December 1, 2000

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Vernice A. Maier, Trustee of the Vernice A. Maier Survivor's Trust as Established under the Maier Joint Revocable Trust Agreement Under Agreement, dated December 1, 2000, the bargainor(s) with whom I am personally acquainted and who, upon oath acknowledged that she as such Trustee executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 14th day of October, 2020.

Notary Public

THOMAS J. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 3/23/2021

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Vernice G Maier Trustee
Affiant

Sworn to and subscribed before me, this the 14th day of October, 2020.

Notary Public

My Commission Expires: 3/23/2021

