PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $382,000.00.

Affiant

Subscribed and sworn to before me on October 15, 2020.

NOTARY PUBLIC
My Commission Expires: 3/25/2023

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #2020-585

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Ryan Glaser Williams and Mary Catherine Rebrovick 198 37th Ave. North Nashville, TN 37209	NEW OWNER	104-01-0-138.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JUAN VALLARINO, TRUSTEE OF THE JUAN VALLARINO REVOCABLE TRUST ESTABLISHED ON FEBRUARY 11, 2014, AS AMENDED, HIS SUCCESSORS AND ASSIGNS, WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY, A FIFTY PERCENT (50%) UNDIVIDED INTEREST, AND NEITH ELIZABETH VALLARINO, TRUSTEE OF THE NEITH ELIZABETH VALLARINO REVOCABLE TRUST ESTABLISHED FEBRUARY 11, 2014, AS AMENDED, HER SUCCESSORS AND ASSIGNS, WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY, A FIFTY PERCENT (50%) UNDIVIDED INTEREST**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **RYAN GLASER WILLIAMS, A SINGLE MAN AND MARY CATHERINE REBROVICK, A SINGLE WOMAN**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 150 feet of Lot No. 29, on the Map of a Subdivision of the Northwest Part of West End Land Company Property, of record in Plat Book 421, page 152, Register's Office for said County.

Said part of Lot No. 29 fronts 66 feet on the easterly margin of 37th Avenue North, formerly Pilcher Street, and extends back between lines 150 feet to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to JUAN VALLARINO AND WIFE, NEITH ELIZABETH VALLARINO, by deed from AMERICAN HOME BUYERS NETWORK, INC., A CORPORATION, of record as Instrument No. 20140310-0019981, dated March 4th, 2014, said Register's Office.

Further being the same property conveyed to JUAN VALLARINO, TRUSTEE OF THE JUAN VALLARINO REVOCABLE TRUST ESTABLISHED ON FEBRUARY 11, 2014, HIS SUCCESSORS AND ASSIGNS, WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY, A FIFTY PERCENT (50%) UNDIVIDED INTEREST, AND NEITH ELIZABETH VALLARINO, TRUSTEE OF THE NEITH ELIZABETH VALLARINO REVOCABLE TRUST ESTABLISHED FEBRUARY 11, 2014, HER SUCCESSORS AND ASSIGNS, WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY, A FIFTY PERCENT (50%) UNDIVIDED INTEREST, by Quitclaim Deed from JUAN VALLARINO AND NEITH ELIZABETH VALLARINO, of record as Instrument No. 20190306-0020440, dated March 5, 2019, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

Karen Johnson Davidson County
Batch# 499155 DEEDWARR
10/20/2020 10:34:08 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40
20201020-0121918

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 198 37th Ave. North, Nashville, TN 37209.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on October 15, 2020.

Grantor:
Juan Vallarino Revocable Trust established on February 11, 2014, as amended

By: _____
Juan Vallarino, Trustee

Grantor:
Neith Elizabeth Vallarino Revocable Trust established on February 11, 2014, as amended

By: _____
Neith Elizabeth Vallarino, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JUAN VALLARINO, TRUSTEE OF THE JUAN VALLARINO REVOCABLE TRUST ESTABLISHED ON FEBRUARY 11, 2014, AS AMENDED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2020.

My commission expires: My Commission Expires February 26, 2023

Notary Public

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **NEITH ELIZABETH VALLARINO, TRUSTEE OF THE NEITH ELIZABETH VALLARINO REVOCABLE TRUST ESTABLISHED ON FEBRUARY 11, 2014, AS AMENDED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2020.

My commission expires: My Commission Expires February 26, 2023

Notary Public

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY