This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9174-JM

Karen Johnson Davidson County
Batch# 505274 DEEDWARR
10/30/2020 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20201030-0126916

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 26th day of October, 2020.

Notary Public
My Commission Expires: 9-20-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles E. Earle and April Anne Earle 755 Harpeth Bend Drive Nashville, TN 37221	New Owner	156-02-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Carolyn D. Earle, Trustee of Carolyn D. Earle Revocable Trust dated November 20, 2009**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Charles E. Earle and April Anne Earle, husband and wife**, 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. 379 on the Plan of Section 3, Harpeth Valley Park of record in Plat Book 4175, Page 15, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 379 fronts 90 feet on the Easterly margin of Harpeth Bend Drive and extends back between lines, 192.4 feet on the Northerly line and 171.2 feet on the Southerly line to the rear line, which is broken, on which it measures 96.3 feet.

Being the same property conveyed to Carolyn D. Earle, Trustee of the Carolyn D. Earle Revocable Trust Agreement, dated November 20, 2009, by Warranty Deed from Roy A. Wiebush, Trustee under the Irrevocable Trust Agreement of William E. Wiebush and Elizabeth M. Wiebush, dated May 21, 2019, of record in Instrument No. 20200312-0027819, Register's Office for Davidson County, Tennessee, dated March 6, 2020 and recorded on March 12, 2020.

This is ☒ improved or ☐ unimproved property located at: **755 Harpeth Bend Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 26th day of October, 2020.

GRANTOR:

Carolyn D. Earle Revocable Trust dated November 20, 2009

By: Carolyn D. Earle, Trustee
Carolyn D. Earle, Trustee

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 Carolyn D. Earle, Trustee of the Carolyn D. Earle Revocable Trust dated November 20, 2009, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of October, 2020.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

