Karen Johnson Davidson County
Batch# 506398 DEEDWARR
11/02/2020 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20201102-0127462

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Oct, 2020

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

MST 2020-1744

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Magadan Leonides	new owner	034-03-0-072.00
(NAME)	(NAME)	
2108 East Hill Drive	at address	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2210		
(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, WE, **Sharon A. Bryan, Trustee of the Bryan Revocable Living Trust Dated June 20, 1986 and restated February 7, 2014,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Magadan Leonides,** 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. 165 on the Plan of Shepherd Hills, Section No. 5 of record in Plat Book 2854, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharon A. Bryan, Trustee of the Bryan Revocable Living Trust Dated June 20, 1986 by Quitclaim deed from Sharon A. Bryan, an unmarried woman of record in Instrument No. 20190220-0015328 Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on February 20, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 2854, Page 119, Register's Office for Davidson County, Tennessee.

This property, known as 2108 East Hill Drive, Madison, TN 37115-2210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 28th DAY OF October, 2020.

The Bryan Revocable Living Trust dated June 20, 1986 and Restated February 7, 2014

BY: Sharon A Bryan, Trustee

Sharon A. Bryan, Trustee

State of New Mexico

County of Bernalillo

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Sharon A. Bryan, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Bryan Revocable Living Trust dated June 20, 1986 and Restated February 7, 2014 the within named bargainor, as Trust, and Sharon A. Bryan, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust herself as Trustee of said Trust.

Witness my hand and official seal at office, on this the 28th day of October, 2020.

Garrett Smith

Notary Public

My Commission Expires: 5/9/23

(SEAL)

OFFICIAL SEAL
Garrett Smith
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 05 / 09 / 2023

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022