SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 509024 DEEDWARRSP
11/04/2020 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20201104-0129478

File No. OA0007181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Jodway and Melissa Jodway, Co-Trustees of the Jason and Melissa Jodway Revocable Trust Agreement U/A/D August 9, 2018	New Owner	131-01-0-087.00
(NAME)	(NAME)	
2327 Castleman Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215		
(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, I, **US Bank, NA Trustee of the Testamentary Trust of Nancy W. Hermon,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Jodway and Melissa Jodway, Co-Trustees of the Jason and Melissa Jodway Revocable Trust Agreement U/A/D August 9, 2018, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of the Addition to Lindawood, as of record in Plat Book 2854, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 198.7 feet on the southeasterly side of Castleman Drive and extends back between lines, 305.19 feet on the easterly line and 226.7 feet on the westerly line, to a dead line in the rear, measuring 146.5 feet thereon.

Being the same property conveyed to Nancy W. Hermon and Louise White by

Warranty Deed from Ralph W. Graham and wife, Captola C. Graham of record in Book 4964, Page 500, Register's Office for Davidson County, Tennessee, dated October 23, 1975 and recorded on October 23, 1975. (Value or consideration shown in aforementioned deed $57,000.00.)

The said Nancy W. Hermon died on March 12, 2007, and by her Last Will and Testament of record in Instrument No. 20100218-0012566, Register's Office for Davidson County, Tennessee, devised the subject property to her son, John P. Hermon, III for life, with the remainder to the Trustee of the Trust established under the aforesaid Will for the benefit of her grandchildren, John P. Hermon, IV and James Robert Hermon. John P. Hermon, III subsequently died on April 17, 2020. Pursuant to a certain *Order Registering the Testamentary Trust of Nancy W. Hermon, Deceased and Appointing U.S. Bank, NA as Successor Trustee,* US Bank, NA was appointed Trustee of the Testamentary Trust of Nancy W. Hermon, deceased (Case No. 20-9-00165, Logan District Court, Kentucky).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee; and (4) All restrictions, easements and planning documents of record which affect the subject Property.

This is improved ☑ unimproved ☐ property, known as 2327 Castleman Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

GRANTOR hereby covenants with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth above, the Property is free from any lien or encumbrance whatsoever.

GRANTOR hereby further covenants with the said Grantee and binds Grantor and Grantor's heirs and representatives, to warrant and forever defend the title thereto of said Property to said Grantee and Grantee's heirs and representatives , against the lawful claims and demands of all persons claiming by, through or under Grantor, but not further or otherwise. All warranties of Grantor herein are expressly limited to those persons or parties claiming by, through or under Grantor.

Witness my hand this 29th day of October, 2020.

US Bank, NA Trustee of the Testamentary Trust of Nancy W. Hermon

By: Sharon Kreke
Sharon Kreke, Vice President

STATE OF KENTUCKY
COUNTY OF Warren

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Sharon Kreke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Vice President on behalf of US Bank, NA Trustee of the Testamentary Trust of Nancy W. Hermon, the within named bargainor, and that she as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Vice President.

Witness my hand this 29th day of October, 2020.

Notary Public

My commission expires:

10-2-2022.

OFFICIAL SEAL
SUSAN L. WICKLIFF
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 10/2/2022
ID # 609575

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024