# WARRANTY DEED

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

B-VRES-20-173

(AF

Karen Johnson Davidson County
Batch# 509918 **DEEDWARR**
11/06/2020 02:11:18 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20201106-0130699

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **John R. Nelson and Mary C. Nelson** | **Churchill Mortgage Corporation** | |
| (NAME) | (NAME) | **162-06-0-340.00** |
| **208 Morton Ave** | **761 Old Hickory Blvd., Suite 400** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **Brentwood, TN 37027** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSIE LOUISE BRUCE, TRUSTEE OF THE JESSIE LOUISE BRUCE REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 02, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN R. NELSON AND MARY C. NELSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Bess Estates Section 1 of record in Plat Book 4460, Page 154, 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 Buren M. Bruce and wife Louise M. Bruce by Warranty deed from Mary Ann Garner Couturier of record in Book 7289, page 490, Register's Office for Davidson County, Tennessee, dated July 01, 1987 and recorded on July 07, 1987.

Being the same property conveyed to Jessie Louise Bruce, Trustee Jessie Louise Bruce Revocable Living Trust Agreement dated June 02, 2020 by Quitclaim deed from Louise M. Bruce of record in Instrument No. 20200616-0061601 Register's Office for Davidson County, Tennessee, dated June 02, 2020 and recorded on June 16, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 4460, Page 154, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4679, Page 64, in the Register's Office for Davidson County, Tennessee.
- Deed restrictions of record in Warranty Deed recorded in Book 4753, Page 30, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **173 Delvin Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF NOVEMBER, 2020.

Jessie Louise Bruce, Trustee of the Jessie Louise Bruce Revocable Living Trust Agreement dated June 02, 2020

Jessie Louise Bruce, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessie Louise Bruce, Trustee of the Jessie Louise Bruce Revocable Living Trust Agreement dated June 02, 2020 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of November, 2020.

Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212