Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29223

SHIRA KINGREY
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 $ **980,000.00**.

KJ
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 2020.

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 516954 **DEEDWARR**
11/16/2020 10:55:08 AM 2 pgs
Fees: $13.00 Taxes: $3,626.00

20201116-0134789

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Dillard and Jennifer E. Dillard	900 Hwy 78 E #102	
909 Southside Place	Jasper, AL 35508	**105012L00100CO**
Nashville, TN 37203		
(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, **Michael Anthony Tempora, Jr. and Linda Teresa Everk, Trustees of the Michael Anthony Tempora, Jr. and Linda Teresa Everk Tennessee Community Property Trust dated June 21, 2019,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles R. Dillard and Jennifer E. Dillard, 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 Unit No. 909, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 909-911 Southside, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161115-0120359, and being shown on Plat attached thereto as Exhibit "C", 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 Michael Anthony Tempora, Jr., and wife, Linda Teresa Everk, Trustees of the Michael Anthony Tempora, Jr. and Linda Teresa Everk Tennessee Community Property Trust u/t/a dated June 21, 2019 by Warranty deed from Michael A. Tempora, Jr., and wife, Lind T. Everk of record in Instrument No. 20190725-0073071 Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on July 25, 2019

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **909 Southside Place, Nashville, TN 37203.**

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 our hands this the 13th day of November, 2020.

Michael Anthony Tempora, Jr. and Linda Teresa Everk Tennessee Community Property Trust dated June 21, 2019

BY: Michael Anthony Tempora Jr., Trustee
Michael Anthony Tempora, Jr., Trustee

BY: Linda Teresa Everk, Trustee
Linda Teresa Everk, 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 **Michael Anthony Tempora, Jr. and Linda Teresa Everk, Trustees of the Michael Anthony Tempora, Jr. and Linda Teresa Everk Tennessee Community Property Trust dated June 21, 2019,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of November, 2020.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE