WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ **541,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
13th day of November, 2020

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 517033 **DEEDWARR**
11/16/2020 12:20:24 PM 2 pgs
Fees: $13.00 Taxes: $2,001.70

20201116-0134899

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald M. Sokoloff, Trustee of Ronald M. Sokoloff Living Trust		
6325 Lickton Pike	**Same as Owner**	**0180001500**
Goodlettsville, TN 37072		
(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, **Richard J. Trest and Wife,Deborah D. Trest** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Ronald M. Sokoloff, Trustee of Ronald M. Sokoloff Living Trust dated August 29,2001,**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

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 6325 Lickton Pike, Goodlettsville, Goodlettsville, TN 37072. Said property is being described as follows:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee identified as Tract No. 3, according to a survey dated 03/19/1998 by Richard C. Kessinger, Registered Land Survey, License No. 1038, as follows:
Beginning at an iron pin in the Southerly margin of Lickton Pike, said point being South 67 degrees 06' 12" East 108.83 feet to a point; thence, South 67 degrees 37' 51" West 59.82 feet to a point; thence, South 67 degrees 37' 51" West 40.00 feet to a point; thence South 69 degrees 27' 55" West 68.23 feet to a point; thence South 72 degrees 33' 14" West 96.13 feet from the Northeasterly corner of the property conveyed to Michael Roy Cavitt; thence leaving Lickton Pike with the line of Tract 2, South 08 degrees 02' 40" East 1,340.00 feet to an iron pin; thence North 86 degrees 33' 07" West 485.67 feet to an iron pin; thence North 06 degrees 57' 00" West 1,231.27 feet to an iron pin in the Southerly margin of Lickton Pike; thence with said margin of said Pike, North 88 degrees 13' 28" East 40.00 feet to an iron pin; thence North 85 degrees 43' 38" East 70.26 feet to an iron pin; thence North 85 degrees 32' 45" East 91.58 feet to an iron pin; thence North 79 degrees 50' 57" East 62.62 feet to an iron pin; thence North 79 degrees 50' 57" East 25.92 feet to an iron pin; thence North 78 degrees 24' 41" East 18.12 feet to an iron pin; thence North 78 degrees 24' 41" East 60.91 feet to an iron pin; thence North 75 degrees 47' 23" East 88.65 feet to an iron pin; thence North 72 degrees 33' 14" East 40.00 feet to an iron pin marking the point of the beginning and containing 13.60 acres, more or less.

Being the same property conveyed to Richard J. Trest and Wife, Deborah D. Trest by Warranty Deed from Aaron T. Walker and Wife, Robin M. Walker dated 05/28/1999 and filed for record on 06/02/1999 of record in Book 11507, Page(s) 993-996, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **6325 Lickton Pike, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 13th day of November, 2020.

Richard J. Trest by Deborah D. Trest his attorney in fact
Richard J. Trest
By: Deborah D. Trest, his Attorney-in-Fact

Deborah D. Trest
Deborah D. Trest

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 ~~**Richard J. Trest and**~~ **Deborah D. Trest** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

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

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this day of November, 13,2020 before me personally appeared Deborah D Trest to me known to be ther person who excuted the foregoing instrument in behalf of Richard J Trust as his Attorney in Fact, and acknowledge the Deborah D Trest excuted the same as the free act and deed of the said Richard J Trust.

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

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY