Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0071

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 465,000.00

Kim Gillespie
Affiant

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

Kayla R. Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 517347 **DEEDWARR**
11/17/2020 10:18:50 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50

20201117-0135367

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ben Todd Skipworth 706 Powers Ave Nashville, TN 37206	Assurance Financial 9029 Jefferson Hwy ste 100 Baton Rouge, LA 70809	083-07-0-139

WARRANTY DEED

FOR AND IN 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/WE,

Jonathan R. Perkins and Cheryl L. Perkins, Trustees of the Family Trust of Jonathan R. Perkins and Cheryl L. Perkins, dated January 27, 1999, as amended by Instrument dated December 16, 2016

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ben Todd Skipworth and Jessie Skipworth, 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 Lot No. 11 of Block "B" on the Plan of Tillman Subdivision Part 1, of record in Plat Book 1130, Page 29, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 65 feet on the Easterly side of Powers Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Jonathan R. Perkins and Cheryl L. Perkins, Trustees of the Family Trust of Jonathan R. Perkins and Cheryl L. Perkins, dated January 27, 1999, as amended by Instrument dated December 16, 2016, by Warranty Deed from Justin B. Brousse and wife, Jaime S. Brousse, dated 12/27/2016 and recorded 1/4/2017 in Instrument No. 20170104-0000668, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 706 Powers Ave Nashville, TN 37206.

Record and Return to:
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Hendersonville, TN 37075

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12 day of November, 2020.

The Family Trust of Jonathan R. Perkins and Cheryl L. Perkins

By: _____
Jonathan R. Perkins, Trustee

By: _____
Cheryl L. Perkins, Trustee

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan R. Perkins and Cheryl L. Perkins, Trustees of The Family Trust of Jonathan R. Perkins and Cheryl L. Perkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brea, California this 12th day of November, 2020.

_____
Notary Public
My Commission Expires: 08/08/2023

(Notary Seal) * see Attached

Clear/Reset

WELLS FARGO

All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On Nov. 12th 2020 before me, Raymond Feliciano, Notary Public (here insert name and title of the officer),

personally appeared Jonathan R. Perkins and Cheryl L. Perkins

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

RAYMOND FELICIANO
COMM. #2300665
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 08/08/2023

Notary Seal

WITNESS my hand and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warranty Deed

Document Date November 12th, 2020 Number of Pages 2

Signer(s) Other Than Named Above None

Account Number (if applicable) None

FO01-000DSG5350CA-01