THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 524310 **DEEDWARR**
12/03/2020 11:26:39 AM 2 pgs
Fees: $13.00 Taxes: $5,642.50

20201203-0140498

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Riley King	Pinnacle Bank	MAP
2010 Linden Avenue	150 3rd Avenue South, Suite 900	PARCEL 104-16-0-108.00
Nashville, TN 37212	Nashville, TN 37201	
(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, **Tiedemann Trust Company, Trustee of the Michael Glenn Tiedemann 2010 Delaware Trust Agreement dated September 18, 2012**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Riley King and Casey Nathaniel King, wife and husband**

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 the 4th, formerly the 24th ward of the City of Nashville, Davidson County, Tennessee, being the westerly 60 feet of Lot No. 82 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, Page 117, Register's Office for said County.

Said part of Lot No. 82 fronts 60 feet on the northerly side of Linden Avenue and runs back between parallel lines, with a easterly margin of an alley, 175 feet to an alley in the rear.

Being the same property conveyed to Tiedemann Trust Company, Trustee of The Michael Glenn Tiedemann 2012 Delaware Trust Agreement dated September 18, 2012 by Warranty Deed from John E. Pearson and wife, Kathleen S. Pearson, of record in Instrument No. 20180822-0083149, Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on August 22, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 ( ) UNIMPROVED

(X) IMPROVED property known as **2010 Linden Avenue, Nashville, TN 37212.**

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 _____ hand( ) this the 30 day of November, 2020.

Tiedemann Trust Company, Trustee of The Michael Glenn Tiedemann 2010 Delaware Trust
Dated September 18, 2012

BY: _____
Tiedemann Trust Company, Trustee

STATE OF Delaware
COUNTY OF New Castle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tiedemann Trust Company** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **The Michael Glenn Tiedemann 2010 Delaware Trust Agreement** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Tiedemann Trust Company** as such **Trustee**.

Witness my hand and official seal this the 30 day of November, 2020.

My Commission expires 2/5/2024

_____
Notary Public

Kimberly M. Kuhn
My Commission Expires
NOTARY PUBLIC
02-05-2024
State of Delaware