Karen Johnson Davidson County
Batch# 524930 DEEDWARR
12/07/2020 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20201207-0141472

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is **$550,000.00.** Affiant Subscribed and sworn to before me, this 25th day of November, 2020. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan M. Roller	**New Owner**	**064.03-0A-012.00 CO**
4032 Brandywine Pointe Boulevard		
Old Hickory, TN 37138		

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 ACKNOWLEDGE, WE,

Regions Bank, an Alabama banking corporation, Trustee of the Gina C. Vallett Tisdale Family Trust, created under the Will of Gina C. Vallett.

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Ryan M. Roller, Cherry Cecile Cotham, Michael Lynn Roller and Vicky G. Roller

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 82 on the Plan of Re-subdivision of Lot 82 and 83, Phase One, Section 1, Brandywine Pointe of record in Plat Book 8250, Page 30, 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 Gina Tisdale by Warranty deed from V. Ward Barr and wife, Marcia G. Barr of record in Instrument No. 20180531-0052022 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 31, 2018. Gina Tisdale, died on March 30, 2020 leaving the Gina C. Vallett Family Trust as devisee under the Last Will and Testament of Gina Vallett. A probate was opened in Davidson County Circuit Court, Probate Division, under Docket No. 20P620.

Gina Tisdale, Gina C. Vallett being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by Grantee; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **4032 Brandywine Pointe Boulevard, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that the Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

Witness my/our hand(s) this 20th day of November, 2020.

Regions Bank,
an Alabama banking corporation, Trustee
of the Gina C. Vallett Tisdale Family Trust

By: David P. Rogers
Its: Vice President

Regions Bank,
an Alabama banking corporation, Executor
of The Estate of Gina C. Vallett Tisdale

By: David P. Rogers
Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **David P. Rogers,** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he the Vice President of Regions Bank, an Alabama banking corporation and is authorized by said corporation to execute this instrument on its behalf..

Witness my hand, at office, this 20th day of November, 2020.

Notary Public

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 05/09/2023

True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021