Karen Johnson Davidson County
Batch# 528705 DEEDWARR
12/10/2020 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20201210-0144438

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3392

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of December, 2020

Notary Public

Commission Expires:

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 505 Bismark Dr Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	095-10-0-025.00

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,

Brenda Clinard, a married woman

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

Brandon Adams, Trustee of The 505 Bismark Dr Trust

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 shown as Tract No. 3 on a copy of survey made by Cantrell, Connell and Morrison, Engineers, dated January 1958, described as follows:

Beginning at a point on the northwesterly margin of Bismark Drive, said point being 140 feet northwesterly from the southeasterly corner of Lot No. 184, on the Plan of Elm Hill Acres, Section IV, as of record in Book 2331, Page 118, said Register's Office; thence northwesterly 342 feet, more or less to the center line of Mill Creek; thence with the center line of Mill Creek, northwesterly 71, feet more or less to a point; thence southeasterly 378.2 feet, more or less to a point in the northwesterly margin of Bismark Drive; thence with the margin of the same, southwesterly 70 feet to the point of beginning.

Being the same property conveyed to Hubert Lee Nickels and wife, Virginia Nickels from R. T. Presley and wife, Helen S. Presley by Warranty Deed of record in Book 3538, Page 543, Register's Office for Davidson County, Tennessee, dated May 17, 1963 and recorded on November 07, 1963.

Being the same property conveyed to Hubert Nickels by Quitclaim deed from Hubert Lee Nickels and wife, Virginia Nickels, by and through her power of attorney, Brenda Clinard of record in Instrument No. 20170322-0028050, Register's Office for Davidson County, Tennessee, dated March 04, 2017 and recorded on March 22, 2017.
Power of attorney of record in Instrument No. __202012100144437__, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda Clinard, an undivided interest by Quitclaim (Life Estate Reserved) Deed from Hubert Nickels, hereby retains a life estate of record in Instrument No. 20170322-0028051, Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 22, 2017. The said Hubert Nickels passed away May 14, 2020, thereby extinguishing his life estate interest and leaving Brenda Clinard vested. Brenda Clinard was appointed Executor of the Estate of Hubert Nickels with full power to convey subject property. Subject property has never been the primary resident of the spouse of Brenda Clinard.

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: **505 Bismark Dr, Nashville, TN 37210.**

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 2nd day of December, 2020.

Brenda Clinard

STATE OF TENNESSEE COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Clinard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 2nd day of December, 2020.

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

Notary Public
My Commission Expires: _____

WARRANTY DEED

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