Karen Johnson Davidson County
Batch# 533035 DEEDWARR
12/14/2020 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $3,959.00
20201214-0147005

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35835-09-2020**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Dickson: The actual consideration or value, whichever is greater, for this transfer is: $1,070,000.00 Affiant Subscribed and sworn to before me this 16th day of November, 2020. Notary Public My Commission Expires:

RENE' PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 12-23-2020

WARRANTY DEED

Address New Owner: Blair Myers, Kelli Myers 411 W. Brookfield Avenue Nashville, TN 37205	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map and Parcel No.: 13009015600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert R. Ehman, Trustee of The Robert R. Ehman 2020 Charitable Remainder Trust u/a dated August 31, 2020,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blair S. Myers and wife, Kelli D. Myers** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 411 W. Brookfield Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of November, 2020.

Robert R. Ehman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 16th day of November, 2020.

GERALD FRIDRICH JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Notary Public

My Commission Expires: 10-2-23

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 2 Block 3 on the Plan of the Highlands of Bellemeade, as of record in Plat Book 547, page 180, Register's Office for said County, and being more particularly described as follows:

Said part of said Lot 2 fronts 100 feet on the southwesterly side of Brookfield Drive and runs back 281 feet on the Southeasterly line and 265 feet, more or less, on the northwesterly line to the line of Lot 5 and measures 75 feet thereon.

Being the same property conveyed to Robert E. Ehman by Warranty Deed from William Royce Williams, Jr. and wife, Katherine B. Williams, of record in Book 10365, Page 870, Register's Office for Davidson County, Tennessee, dated February 28, 1997 and recorded on March 03, 1997. (Value or consideration shown in aforementioned deed $375,000.00.)

Being a portion of the same property conveyed to Robert R. Ehman, Trustee of the Robert R. Ehman Revocable Trust dated November 23, 2012, as amended from time to time by Warranty Deed from Robert R. Ehman of record in Instrument No. 20121130-0110149 Register's Office for Davidson County, Tennessee, dated November 23, 2012 and recorded on November 30, 2012. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Robert R. Ehman, as the Trustee of the Robert R. Ehman 2020 Charitable Remainder Trust dated August 31, 2020 by Quitclaim Deed from Robert R. Ehman, mistakenly referred to in prior deed as Robert E. Ehman of record in Instrument No. 20200831-0098728 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on August 31, 2020. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years. Map and Parcel No. 13009015600.
2. Belle Meade taxes for the year 2021 and subsequent years. Map and Parcel No. 13009015600.
3. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.

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