Karen Johnson Davidson County
Batch# 539907 DEEDWARRSP
12/22/2020 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20201222-0151877

SPECIAL WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $280,000. Affiant Subscribed and sworn to before me This 17th day of December 2020. Notary Public My Commission Expires: May 7, 2021

Address New Owners as:	Tax Bill To:	Map / Parcel
Kara D. Gibbs 243 Graeme Drive Nashville, TN 37214	New Owner	95-2-46

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 7, 2021

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Michael M. Castellarin, successor Trustee of the Martha R. Conry Trust**, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Kara D. Gibbs**, a single woman, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the map of Donelson Hills Subdivision, as of Record in Book 2331, pages 22 and 23, Register's Office for said County.

Said Lot No. 158 fronts 85 feet on the Easterly side of Graeme Drive, and runs back 174.6 feet on the Northerly Line, and 172 feet on the Southerly Line, to a dead-line in the rear, measuring 75 feet thereon.

Being the same property conveyed to the Martha R. Conry, trustee of the Martha R. Conry Trust by Quitclaim Deed from Martha R. Conry, recorded in Instrument Number: 20020226-0024293, Register's Office for Davidson County, Tennessee. By Order of the Seventh Circuit Court for Davidson County, Tennessee entered on May 24, 2019 in Case No. 19P-462, Michael M. Castellarin was appointed successor Trustee of the Trust. This conveyance has been approved by the Order of the Seventh Circuit Court for Davidson County in Case No. 19P-462.

This is improved property known as 243 Graeme Drive, Nashville, Tennessee 37214.

This is the same legal description as it appears on the previous deed.

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 4-9757-TC

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable. Map and Parcel: 95-2-46
2. Subject to all matters as disclosed on Plat Book 2331, page 22 and 23, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever related solely to actions taken by the Grantor during the period in which Grantor held title to the subject real property but not further or otherwise.

Witness my hand this 17th day of December 2020.

Trustee for the Martha R. Conry Trust

Michael M. Castellarin, as successor Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Michael M. Castellarin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be successor Trustee of the Martha R, Conry Trust, and as such Trustee acknowledged that he is authorized to execute the foregoing

instrument on behalf of The Martha R. Conry Trust, the within named bargainor, a trust, and that he as such successor Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as successor Trustee.

Witness my hand and seal, at Nashville, Tennessee, this 17th day of December 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

