THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

Karen Johnson Davidson County
Batch# 543708 **DEEDWARR**
12/30/2020 02:21:22 PM 5 pgs
Fees: $28.00 Taxes: $997.15

20201230-0154773

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $269,500.00.

AFFIANT

Subscribed and sworn to before me this 24th day of December 2020.

Notary Public

My Commission Expires: 5/9/23

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Leonel Carmona 600 Waywood Circle Antioch, TN 37013	New Owner	Tract 1: 134-02-0-008.00 Tract 2: 134-02-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

MARY M. DIEHL and MARCUS E. FUHRER, as Successor Co-Trustees of the ROBERT L. FUHRER 2015 REVOCABLE TRUST, dated September 3, 2015,

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

LEONEL CARMONA

(herein referred to as "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey the Property; and the same is unencumbered except as set forth on the attached Exhibit "A". Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever (other than claims arising from the matters set forth on Exhibit "A").

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 our hands this 24th day of December 2020.

ROBERT L. FUHRER 2015
REVOCABLE TRUST

MARY M. DIEHL,
Successor Co-Trustee

MARCUS E. FUHRER,
Successor Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARY M. DIEHL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Successor Co-Trustee of the Robert L. Fuhrer 2015 Revocable Trust, the within named bargainor, and that she as such Successor Co-Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Co-Successor Trustee of the Robert L. Fuhrer 2015 Revocable Trust.

WITNESS my hand, at office, this 24th day of December 2020.

Notary Public

My Commission Expires: 5/9/23

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARCUS E. FUHRER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Successor Co-Trustee of the Robert L. Fuhrer 2015 Revocable Trust, the within named bargainor, and that he as such Successor Co-Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Co-Successor Trustee of the Robert L. Fuhrer 2015 Revocable Trust.

WITNESS my hand, at office, this 24th day of December 2020.

Notary Public

My Commission Expires: 5/9/23

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
(to Warranty Deed)

Legal Descriptions

Tract 1:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the Map entitled Resubdivision of Lot No. 3, Airport Acres, of record in Book 3106, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT L. FUHRER AND WIFE, MARGARET C. FUHRER, by deed from F.H. DILLINGHAM, JR. AND WIFE, MADELINE DILLINGHAM, of record in Book 3254, page 587, dated August 1, 1961, said Register's Office. The said Margaret C. Fuhrer having since died on or about July 21, 2015, leaving Robert L. Fuhrer the surviving tenant by the entirety. ROBERT L. FUHRER, UNMARRIED further conveyed to ROBERT L. FUHRER, TRUSTEE AND ANY SUCCESSOR TRUSTEES THERETO, OF THE ROBERT L. FUHRER 2015 REVOCABLE TRUST, DATED SEPTEMBER 3, 2015, by quitclaim deed of record in Instrument No. 20151016-0105288, dated September 3, 2015, said Register's Office.

This is improved property known as 1289 Currey Road, Nashville, TN 37217.

Tract 2:

Land in Davidson County, Tennessee, being a tract marked "RESERVED Not an Individual Bldg Site" shown on the Map of the Resubdivision of Lot No. 3 Airport Acres, of record in Book 3106, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT L. FUHRER AND MARGARET C. FUHRER, by deed from F.H. DILLINGHAM, JR. AND MADELINE DILLINGHAM, of record in Book 4622, page 872, dated June 19, 1972, said Register's Office. The said Margaret C. Fuhrer having since died on or about July 21, 2015, leaving ROBERT L. FUHRER, ROBERT E. FUHRER, MICHAEL L. FUHRER, MARCUS E. FUHRER, ALBERT W. FUHRER, MARY M. DIEHL AND THOMAS W. FUHRER, her Heirs at Law said property. For further reference see Affidavit of Heirship of record in Instrument No. 20151016-0105289, said Register's Office. ROBERT E. FUHRER, MICHAEL L. FUHRER, MARCUS E. FUHRER, ALBERT W. FUHRER, MARY M. DIEHL AND THOMAS W. FUHRER further conveyed their interest to ROBERT L. FUHRER, UNMARRIED, of record in Instrument No. 20151016-0105290, dated October 16, 2015, said Register's Office. ROBERT L. FUHRER, UNMARRIED further conveyed to ROBERT L. FUHRER, TRUSTEE AND ANY SUCCESSOR TRUSTEES THERETO, OF THE ROBERT L. FUHRER 2015 REVOCABLE TRUST, DATED SEPTEMBER 3, 2015, by quitclaim deed of record in Instrument No. 20151019-0106026, dated October 16, 2015, said Register's Office.

This is unimproved property known as 1289 Currey Road, Nashville, TN 37217.

EXHIBIT "A"
(to Warranty Deed)
Continued

Certification of Trust of the Successor Co-Trustees of the Robert L. Fuhrer Trust, dated December 24, 2020, of record in Instrument No. 20201230-0154772, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Matters shown on the Plan of record in Book 3106, page 61, said Register's Office.

3. Ingress/Egress Easement of record in Book 3254, Page 587, said Register's Office.