Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 544028 DEEDWARR
12/31/2020 01:20:20 PM 2 pgs
Fees: $13.00 Taxes: $1,583.60

20201231-0155191

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $428,000.00. KB Affiant Subscribed and sworn to before me, this 30th day of December, 2020. Notary Public My commission expires:_____
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas Pair	**New Owner**	**161-07-0-023.00**
5102 Hilson Road		
Nashville, TN 37211		

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, WE,

Jessie Louise Bruce, Trustee of Jessie Louise Bruce Revocable Living Trust Agreement dated June 2, 2020

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Pair, unmarried

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 Lot No. 25 on the Plan of Section Two, McMurray Woods of record in Book 3300, Page 17, amended in Book 3905, Page 10 and re-recorded in Book 3907, Page 351, 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 Jessie Louise Bruce, by Executor's Deed. from Donna Striepling, Executrix of the Estate of David Wayne Bruce, dated November 13, 2020, of record in Instrument No. 20201119-0136110, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Jessie Louise Bruce, Trustee, Jessie Louise Bruce Revocable Living Trust Agreement, by Quitclaim Deed, from Jessie Louise Bruce, dated June 2, 2020, of record in Instrument No. 20201215-0147529, Register's Office for Davidson County, Tennessee.

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 the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3279, Page 205, Register's Office for Davidson County, Tennessee.
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 5102 Hilson Road, Nashville, TN 37211.

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 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 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 my/our hand(s) this 30th day of December, 2020.

Jessie Louise Bruce Revocable Living Trust Agreement dated June 2, 2020

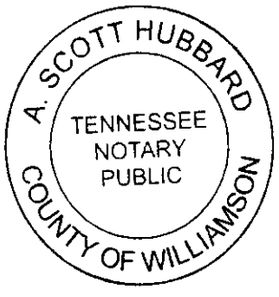
By: X Jessie Louise Bruce
Jessie Louise Bruce, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jessie Louise Bruce, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Jessie Louise Bruce Revocable Living Trust Agreement Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of December, 2020.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024



File #: 20-545
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027