Karen Johnson Davidson County
Batch# 557705 DEEDWARR
01/20/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.41
20210120-0008873

WARRANTY DEED

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $434,977.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JANUARY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-20-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2119LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mark C. Poe and Brodie Poe	Mark & Brodie Poe	
217 53rd Avenue North	223 Deer park circle	103 03 0 053.00
Nashville, TN 37209	Nashville, TN 37205	

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,

JAMES D. SIMMONS AND LISA S. SIMMONS, CO-TRUSTEES OF THE SIMMONS FAMILY REVOCABLE TRUST, DATED DECEMBER 14, 2017

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

MARK C. POE AND BRODIE POE, JOINT TENANTS

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. 3 on the Map of the Re-Subdivision of Lots No. 1 to 4, INCL. on the Plan of Subdivision of Lots No's 21 and 22 in the Realty Savings Bank and Trust Co's Revised Plan of the West Extension of the Charlotte Park Companys First Addition, of record in Book 1130, Page 51, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James D. Simmons and Lisa S. Simmons, Co-trustees of the Simmons Family Revocable Trust, dated December 14, 2017, by QuitClaim Deed from James D. Simmons and Lisa S. Simmons and Charles R. Collins and Haley S. Collins, of record in Instrument No. 20180116-0004351, in the Register's Office of Davidson County, Tennessee, dated December 28, 2017, and recorded on January 16, 2018.

Being the same property conveyed to James D. Simmons and Wife Lisa S. Simmons and Charles R. Collins and Wife Haley S. Collins, as Tenants in Common with Right of Survivorship, by QuitClaim Deed from James D. Simmons and Wife Lisa S. Simmons, of record in Instrument No. 20140117-0004776, in the Register's Office of Davidson County, Tennessee, dated January 15, 2014, and recorded on January 17, 2014.

Being the same property conveyed to James D. Simmons and Lisa S. Simmons, Husband and Wife, by Warranty Deed from Aidan Bowles and wife, Sabrina Bowles, of record in Instrument No. 20140117-0004773, in the Register's Office of Davidson County, Tennessee, dated January 15, 2014, and recorded on January 17, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Lots No. 1 to 4, INCL. on the Plan of Subdivision of Lots No's 21 and 22 in the Realty Savings Bank and Trust Co's Revised Plan of the West Extension of the Charlotte Park Companys First Addition, as recorded in Plat Book 1130, Page(s) 51.
4. Easement for Sanitary Sewer, recorded in Book 1809, Page 405.

This is improved property known as 217 53rd Avenue North, Nashville, TN 37209

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 in 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 our hand on the 12th day of January, 2021.

James D. Simmons and Lisa S. Simmons, Co-trustees of the Simmons Family Revocable Trust,

dated December 14, 2017

James D. Simmons, Co-Trustee

James D. Simmons, Co-Trustee

Lisa S. Simmons, Co-Trustee

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~WILLIAMSON~~ Charlotte

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, James D. Simmons and Lisa S. Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Co-Trustees of SIMMONS TRUST, the within named barganor, a trust, and that James D. Simmons and Lisa S. Simmons, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Englewood (city), FL (state), this 12th day of January, 2021.

Notary Public Deborah A Hyland

My Commission Expires: 6-1-2024

DEBORAH A. HYLAND
Notary Public - State of Florida
Commission # GG 223322
My Comm. Expires Jun 1, 2022
Bonded through National Notary Assn.

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

