Karen Johnson Davidson County
Batch# 566460 DEEDWARR
02/03/2021 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20210203-0015437

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, the Revocable Trust Agreement of James C. Woodall and Eva C. Woodall dated February 27, 2013, Troy Northcutt, Chris Northcutt, Stephanie A Miller, Julie W Collier, and Celeste J Woodall, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Anne-Marie Detherage, an unmarried woman, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Located in Davidson County, Tennessee, being Lot No. 53 on the Plan of Gra-Mar Acres, Section 2, as shown on plat of record in Book 2133, Page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

This is the same property designated as Map 051, Group 15, Parcel 012.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Eva C. Woodall, Trustee under the Revocable Trust Agreement of James C. Woodall and Eva C. Woodall dated February 27, 2013, by Quitclaim Deed James C. Woodall and wife, Eva C. Woodall, of record at Instrument No. 20130410-0035565, Register's Office for Davidson County, Tennessee. The said James C Woodall is deceased, having died on June 13, 2013 and the said Eva C Woodall is deceased having died on June 22, 2020. Per the Revocable Trust Agreement noted above the Successor Trustee is to distribute said property to the children of the Grantors of the Trust.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING***: Subject to all matters as shown on plat of record in Book 2133, Page 74; Subject to restrictions of record in Book 2202, Page 222; and Subject to easement of record in Book 4847, Page 113, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2021** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 1st day of February, 2021.

THE REVOCABLE TRUST AGREEMENT OF
JAMES C. WOODALL AND EVA C. WOODALL
DATED FEBRUARY 27, 2013

Troy Northcutt

James Patterson
Successor Trustee

Chris Northcutt

Stephanie A Miller

Julie W Collier

Celeste J Woodall by Stephanie A Miller AIF
Celeste J Woodall
By Stephanie A Miller as Attorney in Fact

State of Tennessee
County of Sumner

On this the 1st day of February, 2021, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared The Revocable Trust Agreement of James C. Woodall and Eva C. Woodall dated February 27, 2013 by James Patterson as Successor Trustee and heirs of Eva C Woodall: Troy Northcutt, Chris Northcutt, Stephanie A Miller, Julie W Collier and Celeste J Woodall (by Stephanie A Miller as Attorney in Fact for Celeste J Woodall by Limited Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee), to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 4/22/2024

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $299,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

DIANA K GALLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SWORN TO AND SUBSCRIBED before me, this the 1st day of February, 2021.

Notary Public

My Commission Expires: 9-6-22

MAIL TAX BILLS AND DEED TO:
Cardinal Financial Company
3701 Acco Corporate Drive, Suite 200
Charlotte, NC 28273

File No.: 2011934

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Anne-Marie Detherage
821 Lemont Dr.
Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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