Karen Johnson Davidson County
Batch# 571596 DEEDWARR
02/10/2021 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,656.60
20210210-0018813

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-761

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $718,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of February, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jay Alexander Dalrymple and Emily Louise McKnight Dalrymple 834 Brentview Drive Nashville, TN 37220	New Owner	146-10-0-001.00

WARRANTY DEED

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,

John Anthony Street, Jr. and Maria Juliao Street, Trustees of the Street Joint Revocable Living Trust Agreement u/a/d June 5, 2001

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jay Alexander Dalrymple and Emily Louise McKnight Dalrymple, husband and wife

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. 17 on the Plan of Fieldcrest Estates of record in Plat Book 2331, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 192.8 feet on the Northerly margin of Brentview Drive and extends back 283.3 feet on the Easterly line and 360 feet on the Westerly line to a dead line In the rear measuring 132.2 feet thereron.

Being the same property conveyed to John A. Street Jr. and Maria J. Street, husband and wife by Warranty deed from Mark A. Lowry, unmarried of record in Instrument No. 200006260063010 Register's Office for Davidson County, Tennessee, dated June 19, 2000 and recorded on June 26, 2000.

Being the same property conveyed to John Anthony Street, Jr. and wife, Maria Juliao Street, Trustees of the Street Joint Revocable Living Trust Areement u/a/d June 05, 2001 by Quitclaim deed from John A. Street, Jr., and Maria J. Street, Individually of record in Instrument No. 20010626-0067275 Register's Office for Davidson County, Tennessee, dated June 05, 2001 and recorded on June 26, 2001.

Being the same property conveyed to John A. Street, Jr. and wife, Marie J. Street by Quitclaim deed from John A. Street, Jr. and Marie J. Street, Trustees of The Street Joint Revocable Trust Agreement Dated June 05, 2001 of record in Instrument No. 20040415-

0042609 Register's Office for Davidson County, Tennessee, dated March 26, 2004 and recorded on April 15, 2004.

Being the same property conveyed to John A. Street, Jr. and Marie J. Street, Trustees of The Street Joint Revocable Trust Agreement Dated June 05, 2001 by Quitclaim deed from John A. Street, Jr. and wife, Marie J. Street of record in Instrument No. 20040507-0052303 Register's Office for Davidson County, Tennessee, dated April 16, 2004 and recorded on May 07, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 834 Brentview Drive, Nashville, TN 37220

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, their heirs and assigns forever; and we so covenant with 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 assigns 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.

Dated this the 8th day of February, 2021.

Street Joint Revocable Living Trust Agreement u/a/d June 5, 2001

By: _____
John Anthony Street, Jr., Trustee

By: _____
Maria Juliao Street, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Anthony Street, Jr. and Maria Juliao Street, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Street Joint Revocable Living Trust Agreement u/a/d June 5, 2001, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of February, 2021.

_____
Notary Public
My Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021