Name and Address of New Owner:
Jon David Tannler and Kristen Dianne Tannler
3516 Legacy Hills Court
Longwood, FL 32779

Send Tax Bills To:
Jon David Tannler and Kristen Dianne Tannler
3516 Legacy Hills Court
Longwood, FL 32779

This Instrument Prepared By:
Ginger Dickey
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

Map & Parcel No: 131-10-0-057.00

Karen Johnson Davidson County
Batch# 574098 DEEDWARRSP
02/12/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $8,732.00
20210212-0020535

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Simmons Bank, Trustee for the Kelly Elizabeth Larsen Irrevocable Trust dated March 8, 2004**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jon David Tannler and Kristen Dianne Tannler, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section Two, First Addition, Seven Hills of record in Plat Book 2663, Page 51, 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 No. 98 fronts 153 feet on the West side of Villa Green Drive and runs back between parallel lines 285 feet to a dead line.

Being the same property conveyed to Simmons Bank, Co-Trustee of the Kelly Elizabeth Larsen Irrevocable Trust by Warranty Deed from ERDM, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181219-0123380 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 19, 2018.

Being also known as 4613 Villa Green Drive Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate unto the Grantees, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 11th day of February, 2021.

Simmons Bank, Trustee for the Kelly Elizab eth Larsen Irrevocable Trust dated March 8, 2004

By: Virginia Garcia
Virginia Garcia, SVP-Trust Manager

STATE OF Texas
COUNTY OF Dallas

Before me, a Notary Public of the State and County aforesaid, personally appeared **Virginia Garcia**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be SVP-Trust Manager, respectively, of the **Kelly Elizabeth Larsen Irrevocable Trust dated March 8, 2004,** the within named bargainor, a Trust, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 11th day of February, 2021.

JANA L EGELER
Notary Public, State of Texas
Notary ID# 487442-5
My Commission Exp. 10-22-2022

Jana L. Egeler
Notary Public
My commission expires: 10-22-2022

AFFIDAVIT OF VALUE

STATE OF Texas
COUNTY OF Dallas

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$2,360,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Virginia Garcia
(Affiant)

Sworn to and subscribed before me this 11th day of February, 2021.

Jana L. Egeler
Notary Public
My commission expires: 10-22-2022

JANA L EGELER
Notary Public, State of Texas
Notary ID# 487442-5
My Commission Exp. 10-22-2022

File No. B-21-575

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