THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 575185 DEEDWARR
02/22/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210222-0021375

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
James M. Halloran 6215 Charlotte Pike Nashville, TN 37209	new owner	103-10-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SARAH N. ZANETIS, TRUSTEE OF THE JOYCE L. GALBREATH REVOCABLE LIVING TRUST, DATED SEPTEMBER 2, 2004, AMENDED AND RESTATED ON MARCH 2, 2017** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JAMES M. HALLORAN, MARRIED,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31, as shown on the map entitled Section 3, Brookside Courts, Addition No. 4, of record in Plat Book 2083, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOYCE L. GALBREATH AND JOHN K. KIMERY TRUSTEES OF THE JOYCE L. GALBREATH REVOCABLE LIVING TRUST, DATED SEPTEMBER 4, 2004, by deed from WILLIAM R. MEANS, JR., A MARRIED PERSON AND WILLIAM R. MEANS, SR., A MARRIED PERSON, of record in Instrument No. 20050103-0000450, dated December 30, 2004, said Register's Office. JOHN K. KIMERY resigned as Trustee on June 21, 2016. Pursuant to the amended and restated trust agreement dated March 2, 2017, SARAH N. ZANETIS was appointed as Co-Trustee. The said Joyce L. Galbreath having since died.

This is improved property known as: 5610 Vine Ridge Dr., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands as of this 11th day of February, 2021.

Sarah N. Zanetis, Trustee of the Joyce L. Galbreath Revocable Living Trust, Dated September 2, 2004 Amended and Restated on March 2, 2017

C H-C
Seal
Notary Public - State of Indiana
Hamilton County
My Commission Expires Nov 13, 2024

SARAH N. ZANETIS, TRUSTEE OF THE JOYCE L. GALBREATH REVOCABLE LIVING TRUST, DATED SEPTEMBER 2, 2004, AMENDED AND RESTATED ON MARCH 2, 2017

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF ~~DAVIDSON~~ Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH N. ZANETIS, TRUSTEE OF THE JOYCE L. GALBREATH REVOCABLE LIVING TRUST, DATED SEPTEMBER 2, 2004, AMENDED AND RESTATED ON MARCH 2, 2017**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hamilton County ~~TN~~ IN this 11 day of February, 2021.

Notary Public

My Commission Expires: 11/13/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$250,000.00.**

Affiant

Sworn to and subscribed before me this 12th day of February, 2021.

Notary Public

F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

