Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

Karen Johnson Davidson County
Batch# 583777 DEEDWARR
03/04/2021 08:31:18 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20210304-0027960

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Don Alan Whitfield, Trustee of The Don Alan Whitfield Trust under Will of Donna Thurman Roark, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and German S. Angeles and Julia R. Angeles, husband and wife, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 7 Holt Meadows as shown on plat of record in Plat Book 4300, Page 174, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Don Alan Whitfield Trustee of The Don Alan Whitfield Trust under Will of Donna Thurman Roark by Quitclaim Deed dated December 7, 2017 of record in Instrument No. 20171211-0125656, Register's Office of Davidson County, Tennessee.

Map & Parcel: 128-11-0-35

Property Address: 509 Holt Valley Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Lincoln County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

10 day of February, 2021.

Don Alan Whitfield Trustee

Don Alan Whitfield, Trustee of The Don Alan Whitfield Trust under Will of Donna Thurman Roark

STATE OF TENNESSEE)
COUNTY OF Marshall

Personally appeared before me, the undersigned, Don Alan Whitfield, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Dona Alan Whitfield Trust under Will of Donna Thurman Roark, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this the 10 day of February, 2021.

Notary Public

My commission expires:
7/28/2022

STATE OF TN
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn to before me, this 11 day of February, 2021.

My commission expires:
9-2-24

Notary Public

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW PROPERTY OWNER:
German J Angeles
Julia R Angeles
509 Holt Valley Rd
Nashville, TN 37221

PERSON RESPONSIBLE FOR TAXES:
New Owner