THIS INSTRUMENT WAS PREPARED BY
& Returned.
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-11771-BW

Karen Johnson Davidson County
Batch# 603402 DEEDWARR
03/31/2021 11:31:54 AM 2 pgs
Fees: $13.00 Taxes: $203.50

20210331-0042268

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 2021.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moreno Revocable Trust		
P.O. Box 110630	New Owner	097-00-0-066.00
Nashville, TN 37222		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph Sterling Earhart**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Galileo Juan Carlos Moreno Medina, Trustee of the Moreno Revocable Trust U/A dated December 11, 2020**

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:

A tract of land located in the Fourth Civil District of Davidson County, Tennessee, the most Southerly part of Tract No. 1 in the Deed from G. C. Thompson and wife, Elizabeth Thompson, to W. M. Heughan, dated August 12, 1946, of record in Book 1334, page 430, Register's Office for said County, fronting 97 feet, more or less, on the Easterly side of Old Mill Road, and running back between lines, with the Northerly margin of a fence, alongside what was formerly known as Gleaves Lane, 268 feet, more or less, and measuring 97 feet, more or less, on the rear.

Being the same property conveyed to Joseph S. Earhart and wife, Ruth Seiner Earhart by Warranty deed from Chester Mayhew McCormick and wife, Aline Fakes McCormick of record in Book 2922, page 133, Register's Office for Davidson County, Tennessee, dated June 22, 1959 and recorded on June 24, 1959.

Being the same property conveyed to Lady Ruth Earhart by Quitclaim deed from Joseph S. Earhart, a married person of record in Book 9649, page 213, Register's Office for Davidson County, Tennessee, dated April 06, 1995 and recorded on April 19, 1995.

Being the same property conveyed to Joseph Sterling Earhart, Jr. and Kirbi Earhart Lane, Trustees of the Ruth S. Earhart Living Trust by Executor's Quitclaim deed from Joseph Sterling Earhart, Jr. and Kirbi Earhart Lane, Executors of the Estate of Ruth S. Earhart, deceased of record in Instrument No. 20201214-0146396 Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on December 14, 2020, and Order to Probate in Instrument No. 20201208-0143061, Will of Ruth S. Earhart in Instrument No. 20201208-0143062.

Being the same property conveyed to Joseph Sterling Earhart by Trustee's deed from Joseph Sterling Earhart, Jr. and Kirbi Earhart Lane, Trustees of the Ruth S. Earhart Living Trust of record in Instrument No. 20201216-0148804 Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on December 16, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4065 Mills Road, Hermitage, TN 37076.**

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 do 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 heirs 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.

Witness my hand this the 30th day of March, 2021.

Joseph Sterling Earhart

Joseph Sterling Earhart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Sterling Earhart** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of March, 2021.

My Commission expires: 9/2/21

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY