Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch# 618612 **DEEDWARR** 04/20/2021 09:48:56 AM 2 pgs Fees: $13.00 Taxes: $1,702.00 20210420-0052616	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $460,000.00. KB Affiant Subscribed and sworn to before me, this the 15th day of April, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicholas B. Enns and Jessica L. Enns	NEW OWNER	181-10-0A-027.00-CO
6744 Autumn Oaks Dr.		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JULIA PRICILLA VOSE, TRUSTEE OF THE JULIA PRICILLA VOSE LIVING TRUST DATED FEBRUARY 26, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS B. ENNS AND JESSICA L. ENNS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 343 on the Plan of Section One, Autumn Oaks of record in Plat Book 9700, Page (s) 913 and 914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia P. Vose, an unmarried woman by Warranty deed from Kenneth Calhoun and Norma G. Calhoun, husband and wife of record in Instrument No. 20180327-0028515 Register's Office for Davidson County, Tennessee, dated March 23, 2018 and recorded on March 27, 2018.

Being the same property conveyed to The Julia Pricilla Vose Living Trust by Quitclaim deed from Julia P. Vose, an unmarried woman of record in Instrument No. 20200206-0013838 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on February 06, 2020.

Being the same property conveyed to Julia Pricilla Vose, Trustee of the Julia Pricilla Vose Living Trust, UDT Dated February 26, 2018 by Quitclaim deed from The Julia Pricilla Vose Living Trust of record in Instrument No. 20200831-0098463 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on August 31, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6744 Autumn Oaks Drive, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2021.

The Julia Pricilla Vose Living Trust dated February 26, 2018

By: _____
Julia Pricilla Vose, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julia Pricilla Vose, Trustee of The Julia Pricilla Vose Living Trust dated February 26, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2021.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021