...:en Johnson Davidson County
Batch# 626943 DEEDWARR
04/30/2021 12:29:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210430-0058297

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Ashley Satterwhite Adams 5661 Traceside Drive Nashville, TN 37221	(same)	**Map 155.16 -OA** **Parcel 191.00-CO**

THIS INSTRUMENT WAS PREPARED BY:

Larry L. Crain, Esq.
CRAIN LAW GROUP, PLLC
5214 Maryland Way
Suite 402
Brentwood, TN 37027
(615) 376-3600
Larry@crainlaw.legal

STATE OF ALABAMA)
COUNTY OF Shelby)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 10.00 DOLLARS.

Jean S. Satterwhite
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20+1 DAY OF April 2021

Notary Public A. Eric Johnston

MY COMMISSION EXPIRES: 9.30.23

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, **Jean S. Satterwhite**, as Trustee of the Proverbs 13:22 Trust dated August 20, 2013, "Grantor," by these presents, does hereby convey unto

Ashley Satterwhite-Adams

"Grantee", her heirs, successors and assigns, all right, title and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 271 of Traceside, Section Seven, according to the plan of record in Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

BEING the same property conveyed to Jerry L. Satterwhite and Jean S. Satterwhite, Trustees of the Proverbs 13:22 Trust dated August 20, 2013, by warranty deed, recorded September 3, 2013, instrument number 20130903-0092280, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all

subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved (x) unimproved ( ) property, known as **5661 Traceside Drive, Nashville, Tennessee 37221.**

AND I covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises as Trustee of the Proverbs 13:22 Trust dated August 20, 2013 ; that I it is free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Witness my hand this 20th day of April, 2021 .

Jean S. Satterwhite

Jean S. Satterwhite, in her capacity as Trustee of the Proverbs 13:22 Trust dated August 20, 2013.

STATE OF ALABAMA)
COUNTY OF Shelby)

Personally appeared before me, A. Eric Johnston, a Notary Public in and for said County and State, the within named Jean S. Satterwhite, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of April, 2021.

NOTARY PUBLIC

My commission expires: 9.30.23

STATE OF ALABAMA NOTARY PUBLIC
A. ERIC JOHNSTON
My Commission Expires
September 30, 2023