Karen Johnson Davidson County Batch# 632729 DEEDWARR 05/10/2021 02:59:08 PM 2 pgs Fees: $13.00 Taxes: $3,004.40 20210510-0062736 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $812,000.00. Affiant Subscribed and sworn to before me, this 7th day of May, 2021. Notary Public My commission expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert McDonald & Bethany McDonald	**First National Bank of PA**	**132-05-0-092.00**
909 Tower Pl	**4140 E. State Street**	
Nashville, TN 37204	**Hermitage, PA 16148**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bobby Darrell Denson, Trustee of the Bobby Darrell Denson Living Trust dated February 14, 2020

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert McDonald and Bethany McDonald, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section No. 2 Glendale Park, as of record in Book 1130, Page 61, Register's office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bobby Ray Denson, married by Warranty deed from Mary H. Maxwell, a widow of record in Instrument No. 20051123-0141917 Register's Office for Davidson County, Tennessee, dated November 18, 2005 and recorded on November 23, 2005.

Being a portion of the same property conveyed to Bobby Darrell Denson by Quitclaim deed from Bobby Ray Denson of record in Instrument No. 20200218-0017924 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 18, 2020. Scrivener's Affidavit of Correction record on April 20, 2020 in Instrument No. 20200420-0040801.

Being a portion of the same property conveyed to Bobby Darrell Denson, Trustee of the Bobby Darrell Denson Living Trust, established by the Revocable Trust Agreement of Bobby Darrell Denson Dated February 14, 2020 by Quitclaim deed from Bobby Darrell Denson of record in Instrument No. 20200219-0018657 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 19, 2020.

This is improved property known as **909 Tower Pl, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of May, 2021.

Bobby Darrell Denson, Trustee of the
Bobby Darrel Denson Living Trust dated
February 14, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bobby Darrell Denson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Bobby Darrell Denson Living Trust dated February 14, 2020,** , and is authorized by the trust document to execute this instrument on its behalf.

Dated this 5th day of May, 2021.

Notary Public

Andrew Suzore
State of Tennessee Notary Public
Davidson County

My Commission Expires: May 7, 2024

Lenders Title File No. 21-000263-525