THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 633026 DEEDWARR
05/11/2021 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210511-0063216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-26-21

(AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Chafin	New Owner	MAP 096-11-0-
3205 Cloverwood Drive	"Same"	PARCEL 133.00
Nashville, TN 37214		
(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, Elizabeth A. Pogue, Trustee, and Heidi A. Williams, Trustee, the Successor Co-Trustees of The Jozsef Kremmer Revocable Living Trust dated September 9, 2003, and The Alice M. Kremmer Revocable Living Trust, dated September 9, 2003

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Chafin, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 71 on the Plan of Hickory Bend, Section I as of record in Book 3300, Page 38, Register's Office for said County.

Said lot fronts 95 feet on the Southerly side of Cloverwood Drive and runs back 142.9 feet on the Westerly line and 84 feet on the Easterly line to a dead line, which is a broken line, on which it measures 127.2 feet.

Being the same property conveyed to Jozsef Kremmer and wife, Bette Kremmer by Warranty deed from Hickory Bend Construction Co., Inc. of record in Book 3435, page 232, Register's Office for Davidson County, Tennessee, dated September 19, 1962 and recorded on September 19, 1962. (Value or consideration shown in aforementioned deed $13,435.00.)

Final Decree of Divorce recorded on July 01, 1987 in Book 7284 and Page 997.

Being the same property conveyed to Jozsef Kremmer and wife, Alice Kremmer by Quitclaim deed from Jozsef Kremmer of record in Book 7290, page 431, Register's Office for Davidson County, Tennessee, dated July 08, 1987 and recorded on July 08, 1987. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Jozsef Kremmer, Trustee, and his successors in trust, of The Jozsef Kremmer Revocable Living Trust, its successor and assigns, and Alice M. Kremmer, Trustee, and her successors in trust of The Alice M. Kremmer Revocable Trust, its successors and assigns, for the benefit of Jozsef Kremmer and Alice M. Kremmer, tenants in common by Quitclaim deed from Jozsef Kremmer and wife, Alice M. Kremmer of record in Instrument No. 20030926-0142708 Register's Office for Davidson County, Tennessee, dated September 24, 2003 and recorded on September 26, 2003. (Value of consideration shown in aforementioned deed $0.00.)

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 IMPROVED property known as **3205 Cloverwood Drive, Nashville, TN 37214.**

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 our hands this the 7th day of May, 2021.

The Jozsef Kremmer Revocable Living Trust
dated September 9, 2003

BY: Elizabeth A. Pogue Successor Co Trustee
Elizabet A. Pogue, Successor Co-Trustee

Heidi M Williams Successor co trustee
Heidi M. Williams, Successor Co-Trustee

The Alice M. Kremmer Revocable Living Trust
dated September 9, 2003

BY: Elizabeth A. Pogue Successor Co Trustee
Elizabet A. Pogue, Successor Co-Trustee

Heidi M Williams Successor co trustee
Heidi M. Williams, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth A. Pogue and Heidi M. Williams,** with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Successor Co-Trustees of The Jozsef Kremmer Revocable Living Trust dated September 9, 2003, the within named bargainor, and Trust, and that they as such Successor Co-Trustees, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Elizabeth A. Pogue and Heidi M. Williams** as such Successor Co-Trustees.

Witness my hand and official seal this the 7th day of May, 2021.

My Commission expires 4-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth A. Pogue and Heidi M. Williams,** with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Successor Co-Trustees of The Alice M. Kremmer Revocable Living Trust dated September 9, 2003, the within named bargainor, and Trust, and that they as such Successor Co-Trustees, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Elizabeth A. Pogue and Heidi M. Williams** as such Successor Co- Trustees.

Witness my hand and official seal this the 7th day of May, 2021.

My Commission expires 4-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

202105110063216

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731