Karen Johnson Davidson County
Batch# 637605 DEEDWARR
05/17/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20210517-0066027

36265

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: ~~SEPTEMBER 21, 2024~~ 9/7/2021
(AFFIX SEAL)

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01560

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Adam G. Will,<br>505 Church St. # 2404<br>Nashville TN 37219 | Adam G. Will<br>New Owner ← | 131-05-0-012.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Justine M. Venegas, Trustee of the Venegas Trust 1 under trust instrument dated August 10, 1995**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Adam G. Will, unmarried,** hereinafter called the Grantees, their successors 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. 29, on the plan of Resubdivision of Lot 29, Russwood Heights, as shown by plat of record in Book 5800, Page 249, 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 Justine M. Venegas, as Trustee of the Venegas Trust 1 under trust instrument dated August 10, 1995, for the benefit of Justine M. Venegas by deed from Clark McKay Calvert and spouse, Leslie Ann Caldwell Calvert, dated October 22, 2004, recorded October 22, 2004, of record in Instrument No. 20041022-0127482, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3535 Trimble Road, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of May, 2021

Justine M. Venegas

Justine M Venegas, Trustee of Venegas Trust 1 Dated 08/10/1995 For The Benefit Of Justine M Venegas

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 Justine M. Venegas, Trustee of The Venegas Trust 1 under Trust Instrument dated August 10, 1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 7th day of May, 2021.

Notary Public at Large
My commission expires: 8/20/24

EMILY CROWDER
NOTARY PUBLIC
TENNESSEE
COUNTY OF CHEATHAM

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

