Karen Johnson Davidson County
Batch# 645039 DEEDWARR
05/26/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20210526-0071627

#36261

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434617**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Alice A Stewart Affiant Subscribed and sworn to before me, this 18th day of May, 2021. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: David F. Adams and Kristen Adams 3524 Trimble Road Nashville TN 37215	Send Tax Bills To: New Owner 3524 Trimble Road Nashville, TN 37215	Tax Information: Tax Parcel ID No. 131-05-0-031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Reynolds, Trustee of the 3524 Trimble Rd Land Trust dated June 3, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David F. Adams and Kristen Adams, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled Russwood Heights, of record in Plat Book 2133, pages 12 and 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PHILLIP REYNOLDS, TRUSTEE OF THE 3524 TRIMBLE RD LAND TRUST DATED JUNE 3, 2019, by deed from THOMAS POWELL HEDLEY, of record in Instrument No. 20190610-0055228 , dated June 6, 2019 , corrected by Affidavit of record in Instrument No. 20190708-0066461, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 131-05-0-031.00.

Matters shown on the Plan of record in Plat Book 2133, pages 12-13, said Register's Office.

This is improved property located at 3524 Trimble Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2021.

Phillip Reynolds, Trustee

Phillip Reynolds, Trustee of the 3524 Trimble Rd Land Trust dated June 3, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Reynolds, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness ~~my hand~~, at office, this 18th day of May, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

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:

