Prepare
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

20211342R

Karen Johnson Davidson County
Batch# 651471 DEEDWARR
06/08/2021 10:52:52 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20210608-0076628

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2021.

Notary Public

My commission expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Madeleine Simon, Roger L. Simon, and Sheryl J. Longin	New Owner	**091-16-0K-003.00-CO**
4306 A Dakota Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charlene G. Garrett, Trustee of Charlene G. Garrett Revocable Trust dated February 13, 2018

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger L. Simon and Sheryl Longin, trustees of th Simon/Longin Family Trust dated July 26, 2000, and restated on May 14, 2021, and Madeleine Simon

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 4306 and 4304 Dakota Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20180313-0023813 and being shown on Plat attached thereto as Exhibit "B", 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 Charlene G.Garrett, Trustee of Charlene G. Garrett Revocable Trust dated 02/13/2018 by Warranty deed from Keith Bolton, an unmarried man of record in Instrument No. 20200316-0028552 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 16, 2020.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4306 A Dakota Avenue, Nashville, TN 37209.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 4th day of June, 2021:

Charlene G. Garrett Revocable Trust dated February 13, 2018

By: Charlene G. Garrett, Trustee
Charlene G. Garrett, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Charlene G. Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of the Charlene G. Garrett Revocable Trust dated February 13, 2018, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 4th day of June, 2021.

My Commission Expires: 5/24/25

Notary Public

