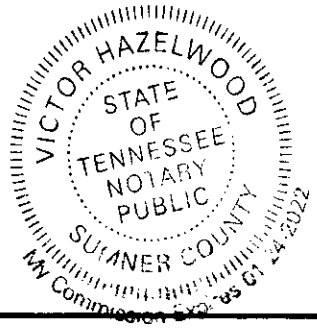
WARRANTY DEED



#15714

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trustee Inc., as Trustee of the Tackett Family Land Trust	NEW OWNER	150-01-0-001.00
(NAME) Sam Ridley	(NAME)	
433 PK II 170 (ADDRESS)	(ADDRESS)	
SMYRNA TN 37167 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Lewis C. Tackett and Rebecca Tackett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Trustee Inc., as Trustee of the Tackett Family Land Trust, with full power to sale without the joinder of any beneficiary,** hereinafter called the GRANTEES, their heirs 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. 270 on the plan of Edge-O-Lake Estates, Section 1, as of record in Plat Book 10305, Page 593, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lewis C Tackett, by deed of record in Instrument No. 20120103-0000180, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Rebecca Tackett joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Lewis C Tackett by Rebecca Tackett as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20210621-0083056, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 248 Bell Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 660400 DEEDWARR
06/21/2021 09:35:14 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20210621-0083057

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 my/our hands this 16th day of June, 2021.

Lewis C Tackett by Rebecca Tackett his attorney in fact
Lewis C. Tackett

Rebecca Tackett
Rebecca Tackett

State of Tennessee
County of Davidson

Personally appeared before me Rebecca Tackett with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of June, 2021.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of June, 2021, before me personally appeared Rebecca Tackett, the person who executed the foregoing instrument on behalf of Lewis C Tackett and acknowledged that she executed the same as the free act and deed of the Lewis C Tackett, through Power of Attorney granted her by the said Lewis c Tackett

Notary Public

Commission expires; _____

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

File No.: 15714