(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 666975 DEEDWARR
06/28/2021 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,377.88
20210628-0087567

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $372,400.00

Lisa Stumbaugh
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2329LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP/PARCEL
John Saltsman	Tri Star Bank	146-07-0-047.00
P.O. Box 58804	719 E. College St	
Nashville, TN 37205	Dickson, TN 37055	

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

VICTORIA DURALL SILVER AND RONNA DURALL KENNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN SALTSMAN AND KATHERINE M. MILLS, HUSBAND AND WIFE

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

SEE EXHIBIT "A"

This is Improved property known as 4953 Stillwood Drive, Nashville, TN 37220

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/or 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/or 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 on the 28th day of June, 2021.

Victoria DuRall Silver
Victoria DuRall Silver

Victoria DuRall Silver by Ronna DuRall Kenney, attorney in fact
Ronna Durall Kenney

STATE OF TENNESSEE
COUNTY OF Williamson

On the 28th day of June, 2021, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Victoria Durall Silver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Ronna DuRall Kenney for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Ronna DuRall Kenney.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

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, Victoria Durall Silver, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of June, 2021.

Notary Public
My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

file # 21-2329LA

EXHIBIT A - LEGAL DESCRIPTION

Lot 113, SECTION ONE REVISED, CRIEVE HALL ESTATES, as shown on plat of record in Book 1835, Pages 122-124, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 113 fronts 131.24 feet on the westerly side of Stillwood Drive and runs back between lines, 216.4 feet on the northerly line and 120 feet on the southerly line to a dead line, on which it measures 162.8 feet.

Being the same property conveyed to *Charles W. Du Rall and wife, **Anna I. Du Rall, by Warranty Deed from Kathryn B. Chaffin, a widow, of record in Book 2499, Page 615, in the Register's Office of Davidson County, Tennessee, dated April 11, 1965 and recorded on April 11, 1965.

*Charles W DuRall having since died on March 2, 2016, vesting subject property in his surviving spouse Anna I DuRall.

** Anna I DuRall having since died on May 12, 2021, leaving as her sole heirs at law Victoria DuRall Silver and Ronna DuRall Kenney pursuant to affidavit of heirships filed at 20210610-0078472 and 20210610-0078487 in the Register's Office of Davidson County, Tennessee.

TennCare issued a TennCare release letter dated April 4, 2016 on behalf of Charles W DuRall and a separate TennCare release letter on behalf of Anna Isabell DuRall on June 7, 2021.

This instrument is being executed in behalf of Victoria DuRall Silver and Ronna Durall Kenney pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # _202106280087566_____, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE REVISED, CRIEVE HALL ESTATES, as recorded in Book 1835, Page(s) 122-124, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY