Karen Johnson Davidson County
Batch# 669025 DEEDWARR
07/01/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210701-0088948

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2021.

Notary Public
My commission expires: 10 21 2024

COUNTY OF SUMNER TENNESSEE NOTARY PUBLIC DEBRA PAULSSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zobair Rahimi	New Owner	**02613006600**
315 Draper Circle		
Goodlettsville, TN 37072		

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

Gayle F. DePriest, Successor Trustee of the Rudolph Fulghum and Gladys Odum Fulghum Join Revocable Living Trust dated November 20, 1995

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

Zobair Rahimi

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. 23 on the plan of Goodlettsville Heights, Section 7, a plat of which is of record in book 4175, page 72, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gladys O. Fulghum, by Warranty Deed from Ralph F. Barton and wife, Lillian M. Barton, dated December 6, 1977, of record in Book 5230, Page 791, Register's Office for Davidson County, Tennessee. Rudolph Fulghum and wife, Gladys O. Fulghum conveyed interest in subject property to Rudolph Fulghum and wife, Gladys Odum Fulghum, Trustees u/a/d November 20, 1995, by Quitclaim Deed dated November 20, 1995, of record in Book 9871, Page 173, Register's Office for Davidson County, Tennessee. Gladys O. Fulghum died September 2, 2008 leaving Rudolph Fulghum as sole surviving Trustee. Rudolph Fulghum died March 15, 2015 leaving Gayle F. DePriest as Successor Trustee. Gayle F. DePriest and Linda Gayle DePriest are one and the same individual.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 315 Draper Circle, Goodlettsville, TN 37072.

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 in 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.

Rudolph Fulghum and Gladys Odum Fulghum Joint Revocable Living Trust Agreement dated November 20, 1995

Gayle F. DePriest, Successor Trustee by, Brent Galen DePriest, Attorney in Fact Date: 6/28/2021

Gayle F. DePriest, Successor Trustee
by Brent Galen DePriest, Attorney in Fact

STATE OF Florida

COUNTY OF Collier

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Brent Galen DePriest with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-In-Fact of Gayle F. DePriest, and is authorized by her to execute this instrument on her behalf by virtue of Power of Attorney recorded in the Register's Office for Davidson County, Tennessee, and who further acknowledged that Gayle F. DePriest is Successor Trustee of the Rudolph Fulghum and Gladys Odum Fulghum Joint Revocable Living Trust Agreement dated November 20, 1995, and that she is authorized by the Rudolph Fulghum and Gladys Odum Fulghum Joint Revocable Living Trust Agreement dated November 20, 1995 to execute this instrument on its behalf.

Witness my hand, at office, this 28 day of June, 2021.

Barbara Anne Foley
NOTARY PUBLIC

My Commission Expires: 12/7/2024

BARBARA ANNE FOLEY
Notary Public - State of Florida
Commission # HH 070001
My Comm. Expires Dec 7, 2024
Bonded through National Notary Assn.

True Copy Certification

I, KRISTEN TRAINI, 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 executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY