THIS INSTRUMENT WAS PREPARED BY
Return to:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 675728 DEEDWARR
07/13/2021 10:40:01 AM 2 pgs
Fees: $13.00 Taxes: $6,918.63

20210713-0093895

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,869,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF ~~June~~ July 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023

(AFFIX SEAL)

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald B. Dinning	Pinnacle Bank	MAP & PARCEL
5921 River Oaks Rd.	801 Broad Street	159-00-0-129.00
Brentwood, TN 37027	Chattanooga, TN 37402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **James R. Kelley, Trustee of the 5921 River Oaks Trust and dated March 10, 2009**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald B. Dinning and Laura L. Dinning, husband and wife**

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. 1 on the revised Plan of River Oaks, Section 1 of record in Book 4060, Page 141, 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 James R. Kelley, Trustee of the 5921 River Oaks Road Trust dated March 10, 2009 by Warranty deed from Danna Owen, unmarried of record in Instrument No. 20090319-0024717 Register's Office for Davidson County, Tennessee, dated March 16, 2009 and recorded on March 19, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **5921 River Oaks Rd., Brentwood, TN 37027.**

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 hand this the 8th day of July, 2021.

5921 River Oaks Road Trust, dated March 9, 2009

BY: _____
James R. Kelly, Trustee
but in individual capacity

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James R. Kelly**, with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **5921 River Oaks Road Trust, dated March 9, 2009,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **James R. Kelly** as such **Trustee.**

Witness my hand and official seal this the 8th day of July, 2021.

My Commission expires 3/7/2023

Kathy A. Culligan
Notary Public

KATHY A. CULLIGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY