Karen Johnson Davidson County
Batch# 691626 DEEDWARR
08/05/2021 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210805-0105773

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00.

Joel R McGinnis Trustee
Affiant

Subscribed and sworn to me on 7/30/2021

PS Hill
NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL NO.
Joel R. McGinnis, Trustee 2104 Golf Club Lane Nashville, TN 37215	New Owner	117-07-0A-182.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Franklin Hamilton Hazlehurst, Jr., Trustee of the Franklin Hamilton Hazlehurst and Carol Foord Hazlehurst Community Property Trust hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto Joel R. McGinnis, Trustee of the Joel R. McGinnis Living Trust dated March 11, 2010, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Unit B of the Townhouse built on the tract designed as parcel 180 on the Plan of Gloucester Square, of record in Book 4460, page 50, Register's Office for Davidson County, Tennessee, said Unit B being as shown on the Plot Plan on Schedule A to the Master Deed of Parcel 180, Gloucester Square, of record in Book 4685, page 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. (Said Unit B has since been redesignated as Parcel 182 on Map 17-71 of the property tax maps of the Metropolitan Government of Nashville and Davidson County.
>
> Being the same property conveyed to F. Hamilton Hazlehurst and wife, Carol F. Hazlehurst, by deed from Anne C. Lipscomb, of record in Book 7426, page 827, dated December 15, 1987, said Register's Office. Being further conveyed to Carol F. Hazlehurst, by quitclaim deed from F. Hamilton Hazlehurst, of record in Book 8158, page 308, dated July 20, 1990, said Register's Office. Being further conveyed to Carol Foord Hazlehurst and Franklin Hamilton Hazlehurst, by quitclaim deed from Carol Foord Hazlehurst, of record in Instrument No. 20150330-0027269, dated March 17, 2015, said Register's Office. Being further conveyed to Franklin Hamilton Hazlehurst and Carol Foord Hazlehurst and Franklin Hamilton Hazlehurst, Jr., co-trustees and their successors of the Franklin Hamilton Hazlehurst and Carol Foord Hazlehurst Community Property Trust, dated the 17th of March, 2015 , by quitclaim deed from Franklin Hamilton Hazlehurst and Carol Foord Hazlehurst , of record in Instrument No. 20150414-0032655, dated March 17, 2015, said Register's Office.
>
> This is improved property known as 2104 Golf Club Lane, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is 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 GRANTOR

does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on 7/28/2021

Franklin Hamilton Hazlehurst, Jr., TRUSTEE
Franklin Hamilton Hazlehurst, Jr.
Trustee of the Franklin Hamilton Hazlehurst and Carol Foord Hazlehurst Community Property Trust

STATE OF WA
COUNTY OF Jefferson

On this 28 day of July, 2021, before me, the undersigned Notary Public, personally appeared, Franklin Hamilton Hazlehurst, Jr., known to me (or proved to me on the basis of satisfactory evidence), to be trustee of the Franklin Hamilton Hazlehurst and Carol Foord Hazlehurst Community Property Trust, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Franklin Hamilton Hazlehurst and Carol Foord Hazlehurst Community Property Trust, by himself as such trustees.

Witness my hand and official seal on 7/28/2021

CHERYL ANN NEUMAN NOTARY PUBLIC STATE OF WASHINGTON Commission # 20694 MY APPOINTMENT EXPIRES APRIL 02, 2023

Cheryl Ann Neuman
NOTARY PUBLIC

My Commission Expires: April 2, 2023

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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. on July 28, 2021

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on July 28, 2021.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY