New Owner:	Robert D. Trammell	Instrument Prepared by:
(send tax bills	1038 Horseshoe Drive	Aaron Fletcher
to this address)	Nashville, TN 37216	Law Office of Aaron Fletcher
Map & Parcel 061 10 0 187.00		4205 Gallatin Road

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($200,000.00).

Sherill Galloway, Grantor/Affiant

Karen Johnson Davidson County
Batch# 702872 DEEDWARR
08/23/2021 11:59:47 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20210823-0113570

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 18 day of August, 2021.

Notary Public

07/09/22
My commission expires

WARRANTY DEED

For and in consideration of TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($200,000.00) paid by the Grantee, ROBERT D. TRAMMELL, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, WILLIAM GALLOWAY and his wife SHERILL ANN GALLOWAY, Grantors, agree that Grantors are lawfully seized and possessed of the land described below in fee simple, and we hereby convey to Grantee any and all of Grantors' interest in that land, subject to any and all covenants and easements of record or held by Grantors, and we warrant the title to that land against the lawful claims of all persons whomsoever:

Land in Davidson County, Tennessee, being Lot 19, as shown on the map titled Locust Grove Estates, of record in Book 1424, Page 11, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HERMAN A. RIPPY, SR., by deed from HERMAN A. RIPPY, JR., and wife JO ANN RIPPY, of record in Book 5278, Page 852, dated April 28, 1978, said Register's Office.

HERMAN A. RIPPY, SR. died intestate on or about October 13, 1986, leaving ANN WELBORN RIPPY, H.A. RIPPY, JR., CHARLES NOLAN RIPPY, and BEVERLY RIPPY WILLIS as his only Heirs-at-Law. For further reference, see

Affidavit of Heirship of record as Instrument No. 20210823-0113568, said Register's Office.

CHARLES NOLAN RIPPY, H.A. RIPPY, JR., and BEVERLY J. WILLIS conveyed their interest in said property to ANN W. RIPPY by quitclaim deed of record in Book 8182, Page 7, dated August 3, 1990, said Register's Office.

ANN W. RIPPY died intestate on or about September 28, 2002, leaving SHERILL ANN GALLOWAY and CORONA RENEE ERVIN as her only Heirs-at-Law. For further reference, see Affidavits of Heirship of record as Instrument Nos. 20050418-0042821 and 20050418-0042822, said Register's Office.

SHERILL ANN GALLOWAY and CORONA RENEE ERVIN, AS HEIRS TO THE ESTATE OF ANN W. RIPPY, further conveyed said property to WILLIAM GALLOWAY and wife SHERILL ANN GALLOWAY by quitclaim deed of record as Instrument No. 20050418-0042823, dated April 16, 2005, said Register's Office.

This improved residential property currently has the street address of 1038 Horseshoe Drive Nashville TN 37216.

By affixing our signatures below, we execute the foregoing Warranty Deed:

William Galloway, Grantor

Sherill Ann Galloway, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 18 day of AUGUST, 2021, before me personally appeared **William Galloway**, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public

07/09/22
My commission expires

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 18 day of AUGUST, 2021, before me personally appeared **Sherill Ann Galloway** known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

07/09/22
My commission expires

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022