Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4064

Karen Johnson Davidson County
Batch# 703005 DEEDWARR
08/23/2021 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20210823-0113747

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of August, 2021

Becky Elizabeth Burch
Notary Public

Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark McGlothlin and Samantha McGlothlin 5821 Deer Estates Drive Nashville, TN 37221	New Owner	155-16-0A-141-00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

The Valiquette Joint Revocable Living Trust Agreement under agreement dated June 27, 2002, Subsequently amended on April 30, 2013, Albert H. Valiquette, III and wife, Linda R. Valiquette, as Trustees

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark McGlothlin and Samantha McGlothlin, a married couple

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. 176 on the Plan of Traceside, Section Five of record in Plat Book 9700, Page 269, 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 Albert H. Valiquette and wife, Linda R. Valiquette by Warranty deed from Robert Thomas Connor and wife, Jennifer Lynn Connor of record in Book 11488, page 619, Register's Office for Davidson County, Tennessee, dated May 07, 1999 and recorded on May 21, 1999.

Being the same property conveyed to Albert H. Valiquette, III and wife, Linda R. Valiquette Trustees of the Valiquette Joint Revocable Living Trust Agreement u/a/d June 27, 2002, and any Successors in Trust, and any amendments thereto by Quitclaim deed from Albert H. Valiquette and wife, Linda R. Valiquette, Individually of record in Instrument No. 20020628-0078464 Register's Office for Davidson County, Tennessee, dated June 27, 2002 and recorded on June 28, 2002.

Being the same property conveyed to Albert H. Valiquette and wife, Linda R. Valiquette by Quitclaim deed from Albert H. Valiquette, III and wife, Linda R. Valiquette Trustees of the Valiquette Joint Revocable Living Trust Agreement u/a/d June 27, 2002 of record in Instrument No. 20030501-0058063 Register's Office for Davidson County, Tennessee, dated April 21, 2003 and recorded on May 01, 2003.

Being the same property conveyed to Albert H. Valiquette, III and wife, Linda R. Valiquette Trustees of the Valiquette Joint Revocable Living Trust Agreement u/a/d June 27, 2002 by Quitclaim deed from Albert H. Valiquette, III and wife, Linda R. Valiquette of record in Instrument No. 20030624-0086594 Register's Office for Davidson County, Tennessee, dated April 212003 and recorded on June 24, 2003.

Being the same property conveyed to Albert H. Valiquette, III and wife, Linda R. Valiquette by Quitclaim deed from Albert H. Valiquette, III and wife, Linda R. Valiquette, Trustees of the Valiquette Joint Revocable Living Trust Agreement u/a/d June 27, 2002 of record in Instrument No. 20090713-0065105 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on July 13, 2009.

Being the same property conveyed to The Valiquette Joint Revocable Living Trust Agreement under agreement dated June 27, 2002, Albert H. Valiquette, III and wife, Linda R. Valiquette, as Trustees by Quitclaim deed from Albert H. Valiquette, III and wife, Linda R. Valiquette of record in Instrument No. 20090908-0084141 Register's Office for Davidson County, Tennessee, dated September 08, 2009 and recorded on September 08, 2009.

Being the same property conveyed to Albert H. Valiquette, III and Linda R. Valiquette, husband and wife by Quitclaim deed from The Valiquette Joint Revocable Living Trust Agreement under agreement dated June 27, 2002, Albert H. Valiquette, III and wife, Linda R. Valiquette, as Trustees of record in Instrument No. 20130605-0056995 Register's Office for Davidson County, Tennessee, dated May 23, 2013 and recorded on June 05, 2013.

Being the same property conveyed to The Valiquette Joint Revocable Living Trust Agreement under agreement dated June 27, 2002, Subsequently amended on April 30, 2013, Albert H. Valiquette, III and wife, Linda R. Valiquette, as Trustees by Quitclaim deed from Albert H. Valiquette, III and Linda R. Valiquette, husband and wife of record in Instrument No. 20130717-0073797 Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 17, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5821 Deer Estates Drive, Nashville, TN 37221

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 so 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.

Dated this the 20th day of August, 2021.

The Valiquette Joint Revocable Living Trust Agreement

By: _____
Albert H. Valiquette, III, Trustee

By: _____
Linda R. Valiquette, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Albert H. Valiquette, III and Linda R. Valiquette** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Trustee(s)** of **The Valiquette Joint Revocable Living Trust Agreement under agreement dated June 27, 2002, Subsequently amended on April 30, 2013**, and that as such **Trustee(s)** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of August, 2021.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

(Notary Seal)

_____
Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 20, 2021 (date of document).

Affiant Signature

8/20/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of August, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

