NEW OWNER:

JARED DILLON CONRAD
525 FRANKFORT DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

Studio Bank
124 12th Avenue S, Suite 400
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1429

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 711058 DEEDWARR
09/07/2021 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,235.80
20210907-0119723

Map 75
Group 4
Parcel 97.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Four Thousand and 00/100 Dollars ($334,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ELLIS H. MARSHALL, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF TIMOTHY TRENT** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JARED DILLON CONRAD, unmarried man, and HOLLY RENEE MARSH, unmarried woman,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 331 on the Plat of Tulip Grove Subdivision, Section 5, of record in Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 331 fronts on the Easterly side of Frankfort Drive 95.0 feet and runs back 141.56 feet on the North side line and 145.02 feet on the South side line and measures 99.92 feet across the rear line, and also being that portion of property by deed recorded in Register's Office for Davidson County, Tennessee, in Deed Book 5321, Page 958.

Being the same property conveyed to JANET CAROL TRENT and husband, TIMOTHY BURDETTE TRENT, by Quitclaim Deed from Janet C. Tant, now known as Janet Carol Trent, dated September 3, 1999, and of record in Book 11658, Page 810, Register's Office for DAVIDSON

County, Tennessee. Janet Carol Trent and Timothy Burdette Trent remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Janet Carol Trent; therefore, Timothy Burdette Trent is the surviving tenant by the entirety to the property herein. Timothy Burdette Trent a/k/a Timothy Trent is now deceased, having died unmarried and testate on December 22, 2020. For further reference to title, see the Last Will and Testament of Timothy Burdette Trent, of record in Docket No. 21P260 in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville – Davidson County, whereby the property owned by him at the time of his death shall be made a part of his probate estate and his personal representative, Ellis H. Marshall, Jr. shall have the authority to sell the property herein as a part of the administration thereof.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **525 FRANKFORT DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4185, Page 71, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS my SIGNATURE hereto this 1st day of September, 2021.

ESTATE OF TIMOTHY TRENT

By: Ellis Marshall Jr. Personal Representative
Ellis H. Marshall, Jr., Personal Representative

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ELLIS H. MARSHALL, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF TIMOTHY TRENT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of September, 2021.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$334,000.00.**

AFFIANT

Sworn to and subscribed to before me this 1st day of September, 2021.

NOTARY PUBLIC

My commission expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 on September 1, 2021.

Signature

September 1, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on September 1, 2021.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY