RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-2711-2021

Karen Johnson Davidson County
Batch# 717029 DEEDWARR
09/15/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20210915-0123854

WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Amy L Adamick
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of Sept, 2021

NOTARY PUBLIC

My commission expires: 5/2/2022

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth McGuire 3237 Cloverwood Druve Nashville TN 37214	Same address as new owner	096-12-0-026.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($255,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CATHY FLACK, SUCCESSOR TRUSTEE OF JACQUELINE GRDINICH REVOCABLE LIVING TRUST**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELIZABETH MCGUIRE**, a married woman, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Hickory Bend Subdivision, Section 1, as shown of record in Book 3300, page 38, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jacqueline Grdinich Revocable Living Trust, Jacqueline Grdinich, Trustee, from Catherine Flack, a married person, by Quitclaim Deed dated June 7, 2016 and recorded June 13, 2016 in Instrument #20160613-0059180, said Register's Office.

Being the same property conveyed to Catherine Flack from Jacqueline Grdinich Revocable Living Trust by Quitclaim Deed dated August 28, 2008 and recorded September 19, 2008 in Instrument #20080919-0095451, said Register's Office.

Being the same property conveyed to Jackie Grdinich from Michael Shane Hunt and Heather Hunt, husband and wife, by Warranty Deed dated November 22, 2004 and recorded November 23, 2004 in Instrument #20041123-0140480, said Register's Office.

Cathy Flack is acting as Successor Trustee upon the incapacity of Jacqueline Grdinich, as determined in accordance with the terms of the Trust Agreement.

The address of the herein described property is believed to be 3237 Cloverwood Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of September, 2021

GRANTOR(S)

Jacqueline Grdinich Revocable Living Trust

By: _____
Cathy Flack, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 10th day of September 2021, before me, appeared Cathy Flack, Successor Trustee of Jacqueline Grdinich Revocable Living Trust, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did avow that they are the Successor Trustee of the Jacqueline Grdinich Revocable Living Trust, the within-named bargainor, a Trust, and that as such Trustee they executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

WITNESS my hand and seal, this the 10th day of September, 2021.

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

_____
Notary Public

_____
Printed Notary Name

My commission expires: 10/6/21

TRUE COPY CERTIFICATION

I, Tifphany Wilson, do hereby make oath that I am a licensed attorney and/or the custodian 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 September 10, 2021.

Signature
Date: September 10, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 10th day of September, 2021 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD