THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31044

Karen Johnson Davidson County
Batch# 729144 DEEDWARR
10/04/2021 08:54:15 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20211004-0132757

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 925,000.00.

Stacey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Octobes, 2021.

M. Catherine Clearwater
Notary Public

MY COMMISSION EXPIRES: 1-6-21

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Victor Wlodinguer, Trustee of The Tall Tall Living Trust | New Owner | MAP |
| 1516 Daventry Court | | PARCEL 142-16-0A-093.00-CO |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Carolyne Brinson Hadden, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Wlodinguer, Trustee, his successors and assigns under The Tall Tall Living Trust Agreement dated September 30, 2021** (the ***"Grantee"***) all of Grantor's right, title and interest in and to that certain tract of real estate located and being in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the ***"Property"***). Such conveyance to Grantee shall be with the full power, authority, and right to sell, mortgage, lease, encumber, rent and convey by deed, mortgage, lease, deed of trust or otherwise all or any part of the Property without the joinder of any beneficiary.

**TO HAVE AND TO HOLD** the said Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his successors and assigns, forever.

**GRANTOR** covenants and binds Grantor's successors, heirs and representatives to warrant and forever defend the title to said Property to Grantee, his successors and assigns, against the lawful claims of all persons.

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. 93 on the Plan of Devon Park, Phase Three of record in Plat Book 6900, Page 52, 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 Carolyne Brinson Hadden by Warranty deed from Alan Keith Simpkins of record in Instrument No. 20170221-0017081 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 21, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1516 Daventry Court, 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 do 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.

Witness my hand(-) this the 30 day of Sept, 2021.

Carolyne Brinson Hadden

Carolyne Brinson Hadden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyne Brinson Hadden** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of Sept, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON