Karen Johnson Davidson County
Batch# 731858 DEEDWARR
10/08/2021 10:38:30 AM 7 pgs
Fees: $38.00 Taxes: $666.00
20211008-0135484

5018

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021.

Notary Public

COMMISSION EXPIRES: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pablo Martin Maldonado And Felix Oriano Cornejo	NEW OWNER	060 13 0 150.00
(NAME) 7009 Old Nashville Hwy	(NAME)	
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS)	
(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, I, **Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, being a one-half (1/2) tenant-in-common interest,,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pablo Martin Maldonado and wife, Felix Oriano Cornejo,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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, more particularly described as follows:

Being Lot No. 137 on the Plan of Section Two, First Addition Trinity Hills Village, of record in Plat Book 4460, Pages 45 and 46, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to An equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust by Deed dated May 12, 2020 from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased, recorded May 28, 2020, in Instrument Number 202005280054835, in the Register's Office for Davidson County, Tennessee.

This property is investment property and not intended to be the primary residence for the Grantees.

For purposes of identifying the aforesaid Trusts and enumerating the powers of the Trustee there under, a Certification of said Trusts is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 512 Dyne Court (House Number) (Street) | (P.O. Address) Nashville, TN (City or Town) 37207 (Postal Zip)

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, successors 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, successors 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 our hands this 30th day of September, 2021.

Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust

By: Lisa H. Taylor, Trustee
Lisa H. Taylor, Trustee

Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust

By: Lisa H. Taylor, Trustee
Lisa H. Taylor, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument in her capacity as Trustee for the purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2021.

Shannon Philbin

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CERTIFICATE OF TRUST

THE RANDY HILLIN 2016 TRUST

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, declares under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain irrevocable trust called The Randy Hillin 2016 Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Irrevocable Trust Agreement executed on May 20, 2016.

2. **Trustor, Currently Acting Trustee, and Successor Trustees.** The Trustor is Nancy T. Hillin. The currently acting Trustee is Lisa H. Taylor. The successor Trustees, in order of service, are: the acting Trustee's designee; James R. ("Randy") Hillin, Jr.; and Richard D. Taylor, Jr.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

4. **Irrevocability.** The Trust is irrevocable. No person has the power to revoke the Trust.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** Multiple Trustees are to serve jointly and the signatures of all then-serving Trustees are required in order to exercise the powers of the Trustee, subject, however, that if at any time there are two (2) persons serving as Trustees hereunder, then, by a sworn written statement, each such Trustee may grant to the other Trustee the power and authority to act alone and without the consent of the other Trustee for all purposes or for designated purposes hereunder.

6. **Proof of Succession of Successor Trustees.** The Trust designates one or more successor Trustees. Any third party may rely on the authority of any successor Trustee without proof that such successor Trustee has succeeded to the position of the Trustee.

7. **Trust Identification Number.** The identification number of the Trust is 81-6539440.

202110080135484

8. **Title to Trust Assets.** The assets of the Trust should be titled in the name of the Randy Hillin 2016 Trust dated May 20, 2016.

9. **Trustees' Statement Regarding Revocation, Modification, or Amendment.** To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

Lisa H. Taylor, Trustee

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 Lisa H. Taylor, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of May, 2016.

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
January 8, 2019

My Commission Expires:

Notary Public

202110080135484

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CERTIFICATE OF TRUST

THE LISA H. TAYLOR 2016 TRUST

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, declares under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain irrevocable trust called The Lisa H. Taylor 2016 Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Irrevocable Trust Agreement executed on May 20, 2016.

2. **Trustor, Currently Acting Trustee, and Successor Trustees.** The Trustor is Nancy T. Hillin. The currently acting Trustee is Lisa H. Taylor. The successor Trustees, in order of service, are: the acting Trustee's designee; and Richard D. Taylor, Jr.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

4. **Irrevocability.** The Trust is irrevocable. No person has the power to revoke the Trust.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** Multiple Trustees are to serve jointly and the signatures of all then-serving Trustees are required in order to exercise the powers of the Trustee, subject, however, that if at any time there are two (2) persons serving as Trustees hereunder, then, by a sworn written statement, each such Trustee may grant to the other Trustee the power and authority to act alone and without the consent of the other Trustee for all purposes or for designated purposes hereunder.

6. **Proof of Succession of Successor Trustees.** The Trust designates one or more successor Trustees. Any third party may rely on the authority of any successor Trustee without proof that such successor Trustee has succeeded to the position of the Trustee.

7. **Trust Identification Number.** The identification number of the Trust is 81-6538744.

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8. **Title to Trust Assets.** The assets of the Trust should be titled in the name of the Lisa H. Taylor 2016 Trust dated May 20, 2016.

9. **Trustee's Statement Regarding Revocation, Modification, or Amendment.** To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

Lisa H. Taylor, Trustee

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 Lisa H. Taylor, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of May, 2016.

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm Expires January 8, 2019

My Commission Expires: _____

Notary Public

202110080135484

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 30 day of Sept, 2021.

Ernest D. Bennett, III 9-30-2021

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30 day of Sept, 2021

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023