THIS INSTRUMENT WAS PREPARED BY
Mail To:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 736325 DEEDWARR
10/14/2021 11:09:18 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00

20211014-0138150

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,100,000.00.

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October, 2021.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Duane Clark, Trustee		
P.O. Box 340020	New Owner	144-00-0-010.00
Nashville, TN 37203		
(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, WE, **George William Hudspeth, Trustee of The George W. Hudspeth Revocable Trust dated October 10, 2000**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger Duane Clark, Trustee of the 6135 Hillsboro Property Trust under agreement dated October 8, 2021, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary**

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. 3 on the Plan of Bransford Realty Company's Forest Hills Subdivision of record in Plat Book 547, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 200 feet on the West side of Hillsboro Road and extends back in a Westerly direction between lines 1653 feet on its Northerly line and 1480 feet on its Southerly line to a dead line, measuring 262 feet on its rear line.

Being the same property conveyed to George Hudspeth by Installment deed from John T. Caplenor and wife, Lorene F. Caplenor of record in Book 5507, page 663, Register's Office for Davidson County, Tennessee, dated September 29, 1979 and recorded on October 13, 1979.

Being the same property conveyed to The George W. Hudspeth Revocable Trust by Quitclaim deed from George Hudspeth of record in Book 11032, page 734, Register's Office for Davidson County, Tennessee, dated July 20, 1998 and recorded on July 23, 1998. (

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 **6135 Hillsboro Pike, Nashville, TN 37215.**

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 ___ day of October, 2021.

The George W. Hudspeth Revocable Trust

BY: _____
George William Hudspeth, Trustee

STATE OF FLORIDA
COUNTY OF ST JOHNS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **George William Hudspeth** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **The George W. Hudspeth Revocable Trust** the within named bargainor, and Trust, and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **George William Hudspeth** as such **Trustee**.

Witness my hand and official seal this the 8th day of October, 2021.

My Commission expires

MONICA M. FORTNER
Commission # GG 228525
Expires September 30, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public