Return to:
Title and Escrow, LLC
[illegible] 21st Avenue South
Nashville, TN 37212
FILE #: YSR21216

Karen Johnson Davidson County
Batch# 746260 DEEDWARR
10/28/2021 03:17:45 PM 2 pgs
Fees: $13.00 Taxes: $1,114.07

20211028-0145140

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7821

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,100.00

Stephanie Woodall
Affiant

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of October, 2021

Katie Vincent
Notary Public

Commission Expires: 3-3-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Pecan Valley Properties, LLC 1017 Scruggs Rd Joelton, TN 37080	New Owner	042-12-0-014.00

WARRANTY DEED

FOR AND IN 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/WE,
Denicia G. Roberts and Christina A. Johnson, Co-Trustees of Joint Revocable Living Trust Agreement of Eunice O. Bullion and Monetta R. Bullion dated 10/09/1998
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Pecan Valley Properties, LLC, A Tennessee Limited Liability Company
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, Lot No. 6 on the Plan of Gridiron Heights. as of record in Book 2330, page 37, Register's Office for said County, described as follows: Beginning at a point in the Westerly margin of Walker Terrace a corner of Lot No. 6 and 7; thence with the line between said lots. Westwardly 250 feet to a point; thence Northerly 160 feet to a point in the Southerly margin of Williams Avenue; thence with the margin of the same. Eastwardly 230 feet to a point at the beginning of a curve: thence around said curve Southeastwardly 31.42 feet to a point in the Westerly margin of Walker Terrace; thence with the margin of the same, southerly 140 feet to the beginning.

Being the same property conveyed to Eunice O. Bullion and wife, Monetta R. Bullion by Warranty deed from Charles V. Coe and wife, Joyce C. Coe of record in Book 3223, page 373, Register's Office for Davidson County, Tennessee, dated May 11, 1961 and recorded on May 15, 1961.

Being the same property conveyed to Eunice O. Bullion and wife, Monetta R. Bullion, Trustees of the Joint Revocable Living Trust Agreement of Eunice O. Bullion and Monetta R. Bullion dated 10/09/1998 by Quitclaim deed from Eunice O. Bullion and wife, Monetta R. Bullion of record in Book 11353, page 229, Register's Office for Davidson County, Tennessee, dated February 12, 1999 and recorded on February 24, 1999. Said Eunice O. Bullion died on or about July 28, 2007. Monetta R. Bullion died on about April 17, 2020. Reference is made to the Amendments to the Eunice O. Bullion and Monetta R. Bullion Trust, Successor Trustee Changes, which names Danicia G. Roberts and Christina A. Johnson as Co-Trustees.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 216 Walker Terrace, Madison, TN 37115

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 so 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.

Dated this the 25th day of October, 2021.

Joint Revocable Living Trust Agreement of Eunice O. Bullion and Monetta R. Bullion dated 10/09/1998

By: Denicia G Roberts, Co-Trustee
Denicia G. Roberts, Co-Trustee

By: Christina A Johnson, Co-Trustee
Christina A. Johnson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Denicia G. Roberts and Christina A. Johnson, Co-Trustees of Joint Revocable Living Trust Agreement of Eunice O. Bullion and Monetta R. Bullion dated 10/09/1998** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of October, 2021.

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Notary Public
My Commission Expires: _____