Karen Johnson Davidson County
Batch# 749846 DEEDWARR
11/05/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20211105-0147997

Name and Address of New Owner:
Andrea Small and Benjamin Small
936 South 13th Court
Nashville, TN 37206

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 093-08-0-057

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Aubrey L. Hiam, Trustee, Hiam Family Revocable Living Trust Agreement dated April 22,2013**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrea Small and Benjamin Small, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Shelby Heights Subdivision, Section II, of record in Plat Book 2854, Page 5, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description property.

Being the same property conveyed to Aubrey Hiam by Trustees Deed from Aaron L. Squyres as Successor Trustee, and Brian J. Brumback as Co-Trustee, of record in Instrument No. 20051213-0149553, Register's Office for Davidson County, Tennessee, dated December 08, 2005 and recorded on December 13, 2005. (Value of consideration shown in aforementioned deed $42,875.00.)

Being the same property conveyed to Aubrey L. Hiam and Denise R. Hiam, Co-Trustees, Hiam Family Revocable Living Trust Agreement dated April 22, 2013, by Quitclaim Deed from Aubrey Hiam, of record in Instrument No. 20140108-0001961, Register's Office for Davidson County, Tennessee, dated January 07, 2014 and recorded on January 08, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Under the terms of the Hiam Family Trust, either co-trustee has the full authority to act independently to bind the trust without the consent of the other co-trustee.

Being also known as 1005 Davidson Street, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2021.

Hiam Family Revocable Living Trust Agreement dated April 22, 2013

By: _____
Aubrey L. Hiam, Trustee

State of Tennessee
County of Davidson

Before me, Sandy Balent of the state and county mentioned, personally appeared Aubrey L. Hiam, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of Hiam Family Revocable Living Trust Agreement dated April 22, 2013, Aubrey Hiam, Trustee, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 29th day of October, 2021.

_____
Notary's Signature
My commission expires: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $269,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
29th day of October, 2021.

_____
Notary Public
My commission expires: 3/7/23
File No. GNT-21-1900

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202111050147997

True Copy Certification

I, **Kaz Arbogast,** 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 this the 29th day of October, 2021.

Affiant Signature
Date 10/29/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of October, 2021.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024