WARRANTY DEED

File #21440

Karen Johnson Davidson County
Batch# 751528 DEEDWARR
11/09/2021 09:37:08 AM 2 pgs
Fees: $13.00 Taxes: $767.75

20211109-0149300

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake Cameron	NEW OWNER	-095-05-0B-004.00-CO
(NAME)	(NAME)	
2120 Lebanon Pike, Apartment 4		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **Edwin N. Zimmerle, Trustee of the IrrevocableTrust of Carolyn F. Coleman dated April 20, 2020,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blake Cameron, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 4 on the Master deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Edwin N. Zimmerle, Trustee of the Irrevocable Trust of Carolyn F. Coleman, dated April 20, 2020 by Quitclaim deed from Carolyn Coleman (a widow) of record in Instrument No. 202010515-0050473 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on May 15, 2020.

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.

unimproved ☐
This is improved ☒ property, known as 2120 Lebanon Pike Apartment 4, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (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 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 8th day of November, 2021.

The IrrevocableTrust of Carolyn F. Coleman dated April 20, 2020

BY: Edwin N. Zimmerle, Trustee
Edwin N. Zimmerle, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Edwin N. Zimmerle**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Irrevocable Trust of Carolyn F. Coleman dated April 20, 2020**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of November, 2021.

My commission expires: 7·20·24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027