RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-3586-2021

Karen Johnson Davidson County
Batch# 753983 DEEDWARR
11/12/2021 01:09:45 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20211112-0150947

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of Nov., 2021

NOTARY PUBLIC

My commission expires: 3/28/23

PATRICIA L. WESTFIELD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey B. Saling 204 Isaac Drive Goodlettsville, TN 37072	Same address as new owner	018-07-0-025

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($245,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CAROL A. OLDHAM, AS TRUSTEE UNDER CAROL A. OLDHAM REVOCABLE TRUST DATED MARCH 11, 1997**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **AUBREY B. SALING, A MARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on Section 1 of the Connell Estates, Goodlettsville, Tennessee, a plat of which is of record in Book 2900. page 15, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carol Anne Oldham, as Trustee under agreement of trust dated March 11, 1997 from Carol Anne Oldham, by Quitclaim Deed dated 05/07/1997 and recorded 05/19/1997 in Book 10458, page 920, Register's Office of said County.

Being the same property conveyed to Carol Anne Oldham from Terry Wayne Oldham, by Quitclaim Deed dated 09/18/1979 and recorded 09/19/1979 in Book 5501, page 165, Register's Office of said County.

This conveyance is made subject to all matters as shown on plat of record in Book 2900. page 15; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 204 Isaac Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 4th day of November, 2021

GRANTOR(S)

Carol Anne Oldham, as Trustee under Carol A. Oldham Revocable Trust dated March 11, 1997

By: Carol A Oldham, Trustee
Carol A. Oldham, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 4th day of November, 2021, before me, appeared to me Carol A. Oldham, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Trustee of the Carol A. Oldham Revocable Trust dated March 11, 1997 and that said instrument was signed on behalf of said Trust and said Carol A. Oldham acknowledged said instrument to be the free act of deed of the Trust.

WITNESS my hand and seal, this the 4th day of November, 2021.

Notary Public

Jonathan Rhyne
Printed Notary Name

My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024