BOX 10-A

Batch# 766012 DEEDWARR
12/02/2021 10:51:44 AM 2 pgs
Fees: $13.00 Taxes: $5,087.50



20211202-0159690

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1738
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pendleton Square Trust Co., LLC, Successor Trustee of the Steele 2020 Irrevocable Exempt Trust Agreement, dated March 10, 2020** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eloy De La O and Megan De La O, Trustees, or their successors in interest, of the Eloy and Megan De La O Living Trust dated July 30, 2019, and any amendments thereto**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of First Revision, The Glen Echo of record in Plat at Instrument No. 20071102-0129357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Saundra Steele by Warranty deed from Dennis W. Clark, single man of record in Instrument No. 20191101-0112429 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 1, 2019.

Being the same property conveyed to Saundra R. Steele, Trustee of the Exempt Marital Trust created under the Last Will and Testament of William Alexander Steele, III, dated January 24, 2007 by Quitclaim deed from Saundra Steele of record in Instrument No. 20200622-0067011 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 22, 2020.

Being the same property conveyed to Saundra R. Steele, Trustee of The Steele 2020 Irrevocable Exempt Marital Trust Agreement dated March 10, 2020 by Quitclaim deed from Saundra R. Steele, Trustee of the Exempt Marital Trust created under the Last Will and Testament of William Alexander Steele, III, dated January 24, 2007 of record in Instrument No. 20200622-0067012 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 22, 2020.

Being the same property conveyed to Pendleton Square Trust Co., LLC, Successor Trustee of the Steele 2020 Irrevocable Exempt Martial Trust Agreement dated March 10, 2020 by QuitClaim deed from Saundra R. Steele, Trustee of the Steele 2020 Irrevocable Exempt Marital Trust Agreement dated March 10, 2020 of record in Instrument No. 20200622-0067013 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 22, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1735 Glen Echo Road, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Eloy and Megan De La O, Trustees **1735 Glen Echo Road** **Nashville, TN 37215**	SAME	**117-15-0G-011.00**

WITNESS THE EXECUTION HEREOF this 30th day of November, 2021.

Derek Church, President

Derek Church, President of Pendleton Square Trust Company, LLC, as Successor Trustee of the Steele 2020 Irrevocable Exempt Trust Agreement, dated March 10, 2020

State of Tennessee)
County of Davidson)

On this 30th day of November, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Derek Church, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is President of Pendleton Square Trust Company, LLC, as Successor Trustee of the Steele 2020 Irrevocable Exempt Trust Agreement, dated March 10, 2020, that he is authorized by the maker to execute this instrument, and that he has executed this instrument as President of Pendleton Square Trust Company, LLC, as Successor Trustee of the Steele 2020 Irrevocable Exempt Trust Agreement, dated March 10, 2020.

Notary Public

My Commission Expires: 7/9/2024

THOMAS O. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2024

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,375,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of November, 2021.

My Commission Expires: November 26, 2022

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY