(2)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
John Tyler Norris

2325 Elliston Place #408 Nashville, TN 37203
Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 771081 DEEDWARR
12/09/2021 11:46:28 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20211209-0163379

Map & Parcel No: 092-15-0A-408.00-CO

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, **Donald Wayne Steele, Trustee, Donald Wayne Steele Revocable Living Trust Agreement dated June 08, 2004, as amended**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Tyler Norris, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 408 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, page 72, Register's Office of Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

Being the same property conveyed to Wayne Steele and wife, Julie Steele by Warranty Deed from GIR Investments, a Tennessee general partnership composed of Gordon E. Inman, William Barry Goodman and Edward Richey, of record in Book 6940, page 883, and Deed of Correction recorded in Book 7389, Page 729, Register's Office for Davidson County, Tennessee, dated October 15, 1987 and recorded on October 29, 1987. (Value or consideration shown in aforementioned deed $67,750.00.)

Being the same property conveyed to Donald Wayne Steele by Quitclaim Deed from Julie Vaughan Steele of record in Book 11693, page 723, Register's Office for Davidson County, Tennessee, dated September 10, 1999 and recorded on October 06, 1999. (Value or consideration shown in aforementioned deed $5,000.00.)

Being the same property conveyed to Donald Wayne Steele, Trustee, Donald Wayne Steele Revocable Living Trust Agreement dated June 08, 2004, as amended, by Quitclaim Deed from Donald Wayne Steele, of record in Instrument No. 20090518-0045437, Register's Office for Davidson County, Tennessee, dated May 14, 2009 and recorded on May 18, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 2325 Elliston Pl, Unit 408, Nashville, Tennessee 37203.

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 Grantee, and the Grantee's 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 3rd day of December, 2021.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Donald Wayne Steele Revocable Living Trust
Agreement dated June 08, 2004 as amended

By: _____
Donald Wayne Steele, Trustee

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Donald Wayne Steele, 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 theTrustee of Donald Wayne Steele Revocable Living Trust Agreement dated June 08, 2004 as amended, 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 3rd day of December, 2021.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary's Signature
My commission expires: 5-5-2025

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 $272,000.00, 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
3rd day of December, 2021.

JEROLYN LYNNETTE SWITZER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov. 3, 2025

_____
Notary Public
My commission expires: _____
File No. GNT-21-1965