WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,265,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2021.

Notary Public

COMMISSION EXPIRES: 6/16/24

HEATHER CORDER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 771740 DEEDWARR
12/10/2021 01:43:33 PM 2 pgs
Fees: $13.00 Taxes: $4,680.50

20211210-0164223

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Traci Brinton	TRACI BRINTON	104-14-0G-134-00
(NAME)	(NAME)	
109 Savoy Circle	5025 Hillsboro Pike 24T	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(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 **Bryant Tirrill, Trustee of the RLW 2021 Revocable Trust u/a/d May 26, 2021,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Traci Brinton, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No. 23 on the Plan of Resubdivision Plat of Whitworth Phase 02 Lot 23 and 24, as of record in Plat Book 8250, Page 252, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Bryant Tirrill, Trustee of the RLW 2021 Irrevocable Trust in Quitclaim Deed from Rosemary L. Walters, a married woman dated 05/26/2021 and recorded 05/28/2021 in Instrument Number 202105280072362 in the official records of Davidson County Recording Office.

Being the same property conveyed to Bayard H. Walters and wife, Rosemary L. Walters by Warranty Deed from William A. Jenkins and wife, Mary Ann Jenkins dated 07/14/1999 and recorded 07/22/1999 in Book 11582, Page 997, in the official records of Davidson County Recording Office and further conveyed to Rosemary L. Walters, a married woman in Quitclaim Deed from Bayard H. Walters and wife, Rosemary L. Walters dated 03/17/2021 and recorded 04/14/2021 in Instrument Number 202104140049645 in the official records of Davidson County Recording Office and further conveyed to Bryant Tirrill, Trustee of the RLW 2021 Irrevocable Trust in Quitclaim Deed from Rosemary L. Walters, a married woman dated 05/26/2021 and recorded 05/28/2021 in Instrument Number 202105280072362 in the official records of Davidson County Recording Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 109 Savoy Circle (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37205 (Postal Zip)

File No.: 5233-21
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 3rd day of December, 2021.

RLW 2021 Revocable Trust u/a/d May 26, 2021

By: Bryant Tirrill, Trustee

Bryant Tirrill, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Bryant Tirrill, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in his capacity as Trustee for the purposes therein contained.

WITNESS my hand and seal this 3rd day of December, 2021.

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2025

Commission Expires: _____