WARRANTY DEED

Karen Johnson Davidson County
Batch# 795324 **DEEDWARR**
01/26/2022 09:28:37 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220126-0009301

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$380,000.00**

Chad Lautt, Trustee
Affiant

Subscribed and sworn to before me, this the 19th day of January, 2022.

Lori T. Shelton
Notary Public

My commission expires: 8/19/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Uptown Title & Escrow, LLC
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chad A. Lautt, Trustee of Tip Top Trust Agreement	**Same**	**136-00-0-037.00**
P.O. Box 23096		
Nashville, TN 37202		

FOR AND IN 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 ACKNOWLEDGE, WE

Carolyn Marie Waldron and Dennis Ray Waldron, Successor Trustees of the John and Daisy Waldron Community Property Trust established February 24, 2011,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad A. Lautt, Trustee of Tip Top Trust Agreement,

HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 2nd, formerly 5th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the division of the Estate of John C. Estes, deceased, as of record in Minute Book "J", Page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, January (day omitted from previous deed) 1960, as follows:

BEGINNING in the center of Smith Springs Road at the southwest corner of the property conveyed to Cecil E. Waggoner by deed from Amanda E. Coe, of record in Book 2901, Page 23, Register's Office for said County; thence with Waggoner's westerly line North 12 deg. East 370.5 ft. to a point in Bell Lane, formerly Old Smiths Spring Road; thence North 87 deg. West 121 ft.; thence South 13 deg. West 347 ft. to the center of Smith Springs Road; thence with said Road South 78 deg. East 121 ft. to the beginning, containing 1 acre, more or less.

BEING PARCEL NO. 1 of the same property conveyed to John D. Waldron, Trustee of the John and Daisy Waldron Community Trust established February 24, 2011 by deed of record in Instrument Number 20110314-0020077 of the Register's Office of Davidson County, Tennessee. The said John D. Waldron died on March 15, 2018 and pursuant to Notice of Successor Trustees of John and Daisy Waldron Community Property Trust dated May 18, 2018 and recorded June 5, 2018 in Record Book 1680, Page 1662, of the Register's Office of Rutherford County, Tennessee, the subject property became part of the property now owned by Carolyn Marie Waldron and

Dennis Ray Waldron as Successor Trustees. Pursuant to an Order filed in the Chancery Court of Rutherford County, Tennessee on April 9, 2021, Barbara Penland-LaFevers was appointed as Special Fiduciary to take control of said Trust.

THIS conveyance is subject to all matters shown on plat of record in Minute Book "J", Page 170, and, to the Right-of-Way Easement of record in Book 8333, Page 14; and all existing easements and all other matters shown of record in the Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved (_____) property, known as **2634 Old Smith Springs Road, Nashville, TN 37217**

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, his successors and assigns forever. The GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hand(s) this **19th** day of **January, 2022.**

John and Daisy Waldron Community Property Trust

Barbara Penland-LaFevers

By: Barbara Penland-LaFevers, Special Fiduciary

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Barbara Penland-LaFevers, Special Fiduciary** of **John and Daisy Waldron Community Property Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Special Fiduciary** of **John and Daisy Waldron Community Property Trust,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **Barbara Penland-LaFevers** as **Special Fiduciary.**

Witness my hand, at office, this **19th** day of **January, 2022.**

Lori T Shelton

Notary Public

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 8/19/23