Karen Johnson Davidson County
Batch# 795888 DEEDWARR
01/27/2022 09:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20220127-0009742

ADDRESS NEW OWNER: Glenn A. Grommesh, Trustee of the Glenn A. Grommesh Living Trust dated 12-28-2021 and Melissa J. Grommesh, Trustee of the Melissa J. Grommesh Living Trust dated 12-28-2021
260 15TH AVENUE NORTH
CASSELTON, ND 58012
SEND TAX BILL TO: NEW OWNER
MAP-PARCEL NOS. 052140A02800CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Todd Slusser and Jackie Slusser, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Glenn A. Grommesh, Trustee of the Glenn A. Grommesh Living Trust, dated December 28th, 2021, an undivided one-half (1/2) interest, and Melissa J. Grommesh, Trustee of the Melissa J. Grommesh Living Trust dated December 28th, 2021, an undivided one-half (1/2) interest** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 28 on the Plan of Pennington Villas Townhomes, a Horizontal Property Regime, as shown on Exhibit "A-2" of the Master Deed establishing the Pennington Villas Townhomes, a Planned Unit Development created under Title 66, Section 27-101, et., seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pennington Villas Townhomes contained in said Master Deed in Instrument No. 20040811-0097169 and amended in Instrument No. 20070928-0115984 and By-Laws appended thereto as Exhibit "B" are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Todd Slusser and wife, Jackie Slusser, from Kevin D. Long and wife, Andrea W. Long, by Warranty Deed recorded on November 6, 2009, in Instrument No. 20091106-0102736, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2521 Pennington Bend Rd., Unit 220, Nashville, TN 37214.

SAID PROPERTY IS BEING CONVEYED "AS-IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Boundary Plat for Pennington Villas of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee.(3) Charter of Pennington Bend Villas Townhome Owners' Association, Inc., of record in Instrument No. 20040811-0097168, Register's Office for Davidson County, Tennessee.(4) Stormwater Detention Agreement of record in Instrument No. 20030929-0143278, Register's Office for Davidson County, Tennessee.(5) Agreement for Dedication of Pedestrian Access Easement of record in Instrument No.20121130-0109843, Register's Office for Davidson County, Tennessee.(6) Master Deed establishing the Horizontal Property Regime of Pennington Villas Townhomes, a Horizontal Property Regime, of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, Register's Office for Davidson County, Tennessee.(7) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Pennington Villas Townhomes, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(8) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of January 2022.

Todd Slusser

Jackie Slusser

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Todd Slusser and Jackie Slusser, husband and wife, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of January 2022.

Notary Public
My Commission Expires: 12.04.2023

STATE OF ALABAMA NOTARY PUBLIC
JEFFREY A. COOLEY
My Commission Expires
December 4, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $330,000.00.

Affiant

Subscribed and sworn before me this 12th day of January 2022.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

File No. 2201-001

CERTIFICATION OF TRUST

TO WHOM IT MAY CONCERN: This Affidavit for Certification of Trust is offered to you pursuant to Section 35-15-1013, Tennessee Code Annotated, for the "MELISSA J. GROMMESH LIVING TRUST dated 12-28-2021," (the "Trust"), the undersigned certifies as follows:

1. The name and date of the trust that is currently in full force and effect is: MELISSA J. GROMMESH LIVING TRUST dated 12-28-2021The name of the Trustmaker: MELISSA J. GROMMESH.
2. The name of the currently acting Trustee of the trust: MELISSA J. GROMMESH.
3. The Trustee may exercise, without prior approval from any court, all the powers conferred by the trust agreement and any powers conferred by law, including, without limitation, those powers set forth in the Tennessee Fiduciaries' Powers Act.
4. The trust is revocable.
5. The trust qualifies as a "Grantor Trust" under Sections 671 to 677 of the Internal Revenue Code so that, for federal income tax purposes, Melissa J. Grommesh, will be treated as the owner during his lifetime.
6. The taxpayer identification number of the trust is Melissa J. Grommesh's Social Security number.
7. Assets owned by the trust should be titled as follows: "Melissa J. Grommesh, Trustee of The Melissa J. Grommesh Living Trust dated 12-28-2021."
8. The undersigned Trustee states that, to the best of the Trustee's knowledge, the trust has not been revoked, modified or amended in any manner that would cause the representations in this Affidavit of Trust to be incorrect.
9. The trust authorizes you as set forth herein to accept orders and other instructions from the currently acting Trustee and indemnifies and holds you harmless from any liability for effecting transactions at the request of any Trustee.
10. All other trust provisions are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustee.
11. The undersigned Affiant is currently the acting Trustee of the trust and declares that the foregoing statements and any attached exhibits are true and correct, under penalty of perjury.

This Affidavit of Trust is dated as of January 13th, 2022.

X Melissa J Grommesh, Trustee

Melissa J. Grommesh, Trustee of the Melissa J. Grommesh Living Trust dated 12-28-2021

STATE OF North Dakota
COUNTY OF CASS

The foregoing Certification of Trust was acknowledged before me on the 13th day of January 2022.

Witness my hand and official seal.

Notary

Lori J. Robbins
Notary Public
My Commission Expires: 02-28-2024

LORI J ROBBINS
Notary Public
STATE OF NORTH DAKOTA
My Commission Expires
February 28, 2024

CERTIFICATION OF TRUST

TO WHOM IT MAY CONCERN: This Affidavit for Certification of Trust is offered to you pursuant to Section 35-15-1013, Tennessee Code Annotated, for the "GLENN A. GROMMESH LIVING TRUST dated 12-28-2021," (the "Trust"), the undersigned certifies as follows:

1. The name and date of the trust that is currently in full force and effect is: GLENN A. GROMMESH LIVING TRUST dated 12-28-2021The name of the Trustmaker: GLENN A. GROMMESH.
2. The name of the currently acting Trustee of the trust: GLENN A. GROMMESH.
3. The Trustee may exercise, without prior approval from any court, all the powers conferred by the trust agreement and any powers conferred by law, including, without limitation, those powers set forth in the Tennessee Fiduciaries' Powers Act.
4. The trust is revocable.
5. The trust qualifies as a "Grantor Trust" under Sections 671 to 677 of the Internal Revenue Code so that, for federal income tax purposes, Glenn A. Grommesh, will be treated as the owner during his lifetime.
6. The taxpayer identification number of the trust is Glenn A. Grommesh's Social Security number.
7. Assets owned by the trust should be titled as follows: "Glenn A. Grommesh, Trustee of The Glenn A. Grommesh Living Trust dated 12-28-2021."
8. The undersigned Trustee states that, to the best of the Trustee's knowledge, the trust has not been revoked, modified or amended in any manner that would cause the representations in this Affidavit of Trust to be incorrect.
9. The trust authorizes you as set forth herein to accept orders and other instructions from the currently acting Trustee and indemnifies and holds you harmless from any liability for effecting transactions at the request of any Trustee.
10. All other trust provisions are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustee.
11. The undersigned Affiant is currently the acting Trustee of the trust and declares that the foregoing statements and any attached exhibits are true and correct, under penalty of perjury.

This Affidavit of Trust is dated as of January 13th, 2022.

X Glenn A Grommesh, Trustee

Glenn A. Grommesh, Trustee of the Glenn A. Grommesh Living Trust dated 12-28-2021

STATE OF North Dakota
COUNTY OF CASS

The foregoing Certification of Trust was acknowledged before me on the 13th day of January 2022.

Witness my hand and official seal.

Notary

Lori J. Robbins
Notary Public
My Commission Expires: 02-28-2024

LORI J ROBBINS
Notary Public
STATE OF NORTH DAKOTA
My Commission Expires
February 28, 2024

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 13th, 2022 (date of document).

Cindy S. Smith, Affiant

January 18, 2022

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of January, 20 22.

Notary

MY COMMISSION EXPIRES: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022