WARRANTY DEED

Karen Johnson Davidson County
Batch# 800657 DEEDWARR
02/04/2022 12:53:50 PM 2 pgs
Fees: $13.00 Taxes: $1,302.40

20220204-0013347

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

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$352,000.00.**

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**	**136-00-0-036.00**
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 Davidson County, Tennessee, described according to an unrecorded survey by J. Bruce Rainey, Surveyor Lic. No. 823, dated October 5, 1982 Job No. 82-181, as follows:

BEGINNING at an iron pin on the southerly margin of Bell Lane, being the northwest corner of this tract and the northeast corner of a tract of land conveyed to Charles A. Fisher by deed of record in Book 4643, Page 449, Register's Office for said County; thence along the easterly margin of Fisher, South 15 deg. 37' 34" West 221.37 feet to an iron pin on the northerly margin of Smith Springs Road; thence along the northerly margin of Smith Springs Road South 67 deg. 19' 07" East 83.58 feet to an iron pin and South 70 deg. 15' 13" East 277.08 feet to an iron pin; thence leaving Smith Springs Road North 19 deg. 26' 49" East 288.96 feet to an iron pin on the southerly margin of Bell Lane; thence along the southerly margin of Bell Lane North 79 deg. 55' 18" West 380.35 feet to the point of beginning, containing 2.17 acres, more or less.

BEING 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 250110314-0020078 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 April 9, 2021 in the Chancery Court of Rutherford County, Tennessee, Barbara Penland-LaFevers was appointed as Special Fiduciary to take control of said Trust.

THIS conveyance is subject to the Right-of-Way Easement of record in Book 8333, Page 19, and, to any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (_____) property, known as **2715 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

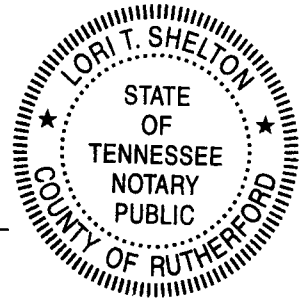
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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



My Commission Expires: 8/19/23