WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Robert V Bolen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF FEBRUARY, 2022.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 809780 DEEDWARR
02/23/2022 10:07:11 AM 2 pgs
Fees: $13.00 Taxes: $314.50

20220223-0020385

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Bolen Revocable Living Trust	New Owner	Map: 09508013000
(NAME) 3249 Blazer Road	(NAME)	
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($85,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER M. DAVIS, TRUSTEE OF THE JENNIFER M. DAVIS TRUST DATED OCTOBER 8, 2019 U/T/A THE JAMES AND THELMA ROBINSON IRREVOCALBE TRUST DATED SEPTEMBER18, 2009

AND

JEFFREY L. ROBINSON, TRUSTEE OF THE JEFFREY L. ROBINSON TRUST DATED OCTOBER 8, 2019 U/T/A THE JAMES AND THELMA ROBINSON IRREVOCALBE TRUST DATED SEPTEMBER18, 2009

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

ROBERT V. BOLEN AND PAMELA L. BOLEN, TRUSTEES OF THE BOLEN REVOCABLE LIVING TRUST DATED JANUARY 22, 2019,

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

BEING Lot No. 30, on the Plan of Woodberry Park, as of record in Book 2133, Page 117-119, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Pamela L. Bolen, Trustee of the Pamela L. Bolen Trust dated October 8, 2019 U/T/A THE JAMES AND THELMA ROBINSON IRREVOCALBE TRUST dated September18, 2009 and Jennifer M. Davis, Trustee of the Jennifer M. Davis Trust dated October 8, 2019 U/T/A THE JAMES AND THELMA ROBINSON IRREVOCALBE TRUST dated September 18, 2009 and Jeffrey L. Robinson, Trustee of the Jeffrey L. Robinson Trust dated October 8, 2019 U/T/A THE JAMES AND THELMA ROBINSON IRREVOCALBE TRUST dated September18, 2009 by deed from Pamela L. Bolen, Trustee of the JAMES AND THELMA ROBINSON IRREVOCALBE TRUST dated September18, 2009, dated March 2, 2021, recorded March 10, 2021 in Instrument 20210310-0031258, said Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Robert V. Bolen and Pamela L. Bolen, Trustees of The Bolen Revocable Living Trust dated January 22, 2019, a 50% undivided interest by deed from Pamela L. Bolen, Trustee of the JAMES AND THELMA ROBINSON IRREVOCALBE TRUST dated September18, 2009, dated April 12, 2019, recorded April 15, 2019 in Instrument 20190415-0034481, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela L. Bolen, Trustee of The James and Thelma Robinson Irrevocable Trust, dated September 18, 2009, by Warranty Deed from Patricia M. Bullington and Daniel

McCord and Todd McCord and Scott McCord, Heirs of the Estate of Dorothy S. McCord, and Patricia M. Bullington, Individually, dated April 12, 2019, recorded April 15, 2019 in Instrument 20190415-0034480, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 117-119, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2297, Page 194, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2542 Hibbitts Rd., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 22nd day of February, 2022.

Jennifer M. Davis Trust

BY: Jennifer M. Davis, Trustee
Jennifer M. Davis
Trustee

Jeffrey L. Robinson Trust

BY: Jeffrey L. Robinson, Trustee
Jeffrey L. Robinson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer M. Davis, Trustee of the Jennifer M. Davis Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee, of the Jennifer M. Davis Trust, and that she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Jennifer M. Davis, as Trustee.

Witness my hand and official seal this 22nd day of February, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey L. Robinson, Trustee of the Jeffrey L. Robinson Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Trustee, of the Jeffrey L. Robinson Trust, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Jeffrey L. Robinson, as Trustee.

Witness my hand and official seal this 22nd day of February, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY