Karen Johnson Davidson County
Batch# 812278 DEEDWARR
02/28/2022 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220228-0022254

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $520,000.00. Affiant Subscribed and sworn to before me, this 15 day of February, 2022. Notary Public My commission expires: 8.20.2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company – 22-000543-528
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

LIMITED WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David R. Leonard, Jr.	Regions Bank d/b/a Regions Mortgage	098-06-0A-035.00
1434 Bridgecross Pkwy.	Dept. 2520, P.O. Box 2153	
Hermitage, TN 37076	Birmingham, AL 35287-2520	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

The Trust Company of Tennessee, Trustee of the Family Trust Agreement of Jo Anne Roning

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David R. Leonard, Jr., unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Final Plat of Phase 1, Section "A", Bridgewater, as shown by plat of record of Plat Instrument No. 20051104-0133897 and corrected in Instrument No. 20060608-0067981, of the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jo Anne Roning, Married by Warranty deed from Christopher Jay Servais and wife, Lisa Servais of record as Instrument No. 20080428-0042704. Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James E. Roning, a resident of Knox County, Tennessee, as Trustee under the Family Trust Agreement of Jo Anne Roning established under that certain Family Trust Agreement dated December 31, 2007 by Quitclaim deed from Jo Anne Roning of record as Instrument No. 20080605-0057610, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James E. Roning, a resident of Knox County, Tennessee, as Trustee under the Family Trust Agreement of Jo Anne Roning established under that certain Family Trust Agreement

dated December 31, 2007 by Quitclaim deed from Jo Anne Roning of record as Instrument No. 20091013-0094861, Register's Office for Davidson County, Tennessee.

The Trust Company of Tennessee (formerly known as the Trust Company of Knoxville) having since been appointed as Trustee of the Family Trust Agreement of Jo Anne Roning.

This is improved property known as **1434 Bridgecross Pkwy., Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

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 is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor but not otherwise.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of February, 2022.

The Family Trust Agreement of Jo Anne Roning

By: The Trust Company of Tennessee, Trustee

By: Kathryn Waddell

Its: Staff Attorney

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kathryn Waddell (*signor's name*), to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Staff Attorney (*signor's title*) of The Trust Company of Tennessee, the within named bargainor, and who further acknowledged that The Trust Company of Tennessee is Trustee of the Family Trust Agreement of Jo Anne Roning, and that as Trustee, The Trust Company of Tennessee is authorized by the Trust to execute the within instrument as its Trustee, and Kathryn Waddell (*signor's name*) further acknowledged that in the capacity of Staff Attorney (*signor's title*) being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of The Trust Company of Tennessee by him/herself as Staff Attorney (*signor's title*).

Witness my hand and official seal this 14th day of February, 2022.

Elisabeth Scott
Notary Public
My Commission Expires: 2/2/2025

ELISABETH SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

SP 11/2015

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 February 14, 2022 (date of document).

Affiant Signature

February 16th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 16th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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