Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me this 11th day of March, 2022.

Notary Public
My Commission Expires: 1.23.23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 824625 DEEDWARR
03/18/2022 09:52:30 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20220318-0031592

File No.: 2022-266

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher James Royer and Elizabeth Cooper Royer	Churchill Mortgage Corporation	
924 Glend Ridge Ln	1749 Mallory Ln. Suite 100	142-13-0B-120.00
Nashville, TN 37221	Brentwood, Tn 37027	

WARRANTY DEED

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 acknowledged, we

Matthew Warren and Elizabeth Ashley Warren, Trustees of The Warren Revocable Living Trust, Dated January 4, 2019

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christopher James Royer and Elizabeth Cooper Royer, husband and wife, tenants by the entirety

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Final Plat Resubdivision, Lots 114 Through 130 and 131A, Riverside, Phase 3 of record in Plat at Instrument No. 20010404-0032691(Revised Plat 20040108-0003094), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Warren and Elizabeth Warren, husband and wife by Warranty deed from Quyen T. Nguyen and wife, Hanh Doan of record in Instrument No. 20140502-0037528 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014.

Being the same property conveyed to Matthew Warren and Elizabeth Ashley Warren, Trustees of the Warren Revocable Living Trust, dated January 04, 2019 by Warranty deed from Matthew Warren and

Elizabeth Warren, who is one and the same as Elizabeth Ashley Warren, husband and wife of record in Instrument No. 20190108-0002093 Register's Office for Davidson County, Tennessee, dated January 04, 2019 and recorded on January 08, 2019.

Being the same property conveyed to Matthew Warren and Elizabeth Ashley Warren, husband and wife by Quitclaim deed from Matthew Warren and Elizabeth Ashley Warren, Trustees of the Warren Revocable Living Trust, dated January 04, 2019 of record in Instrument No. 20190729-0074500 Register's Office for Davidson County, Tennessee, dated July 22, 2019 and recorded on July 29, 2019.

Being the same property conveyed to Matthew Warren and Elizabeth Ashley Warren, Trustees of the Warren Revocable Living Trust, dated January 04, 2019 by Quitclaim deed from Matthew Warren and Elizabeth Ashley Warren, husband and wife of record in Instrument No. 20190729-0074503 Register's Office for Davidson County, Tennessee, dated July 22, 2019 and recorded on July 29, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is X improved ___unimproved property located at 924 Glen Ridge Ln., Nashville, TN 37221

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 my/our hands this 11 day of March, 2022

The Warren Revocable Living Trust, Dated January 4, 2019

Matthew Warren, Trustee

Elizabeth Ashley Warren, Trustee

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Warren, Trustee and Elizabeth Ashley Warren, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Trustees of the Warren Revocable Living Trust dated January 4, 2019 and has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood TN this 11th day of March, 2022.

My Commission Expires: 2/20/2023

Notary Public at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY