Karen Johnson Davidson County
Batch# 829118 DEEDWARR
03/25/2022 12:35:30 PM 2 pgs
Fees: $13.00 Taxes: $1,553.98
20220325-0034864

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,995.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/19/24

(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-03738

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kenneth Ray Silver and Victoria D. Silver 771 Westcott Lane Nolensville, TN 37135	Kenneth Ray Silver and Victoria D. Silver 771 Westcott Lane Nolensville, TN 37135	Tax Map(s): 187-05-0A-155.00-CO Parcel ID(s): 187-05-0A-155.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gloria V. Flaherty and Marta Fugett, as trustees of the Martha Rodriguez Irrevocable Trust Agreement, dated September 18, 2012**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth Ray Silver and Victoria D. Silver, husband and wife** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Final Plat of Burkitt Springs Phase 3 of record in Plat at Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No.20170209-0013607, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

For informational purposes only, subject property address is known as: 771 Westcott Lane, Nolensville, Tennessee 37135.

Being the same property conveyed to Gloria V. Flaherty and Marta Fugett, as trustee of the Martha Rodriguez Irrevocable Trust Agreement, dated September 18, 2012 by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180423-0038043 Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded on April 23, 2018. (Value of consideration shown in aforementioned deed $280,525.00.)

Gloria V. Flaherty formerly listed in the trust is now "Gloria Gleason " her married name and Marta Fugett's name says Martha Fugett on her ID. She goes by Marta.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 771 Westcott Lane, Nolensville, TN 37135

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14th day of March, 2022

Gloria V. Flaherty and Marta Fugett, as trustees of the Martha Rodriguez Irrevocable Trust Agreement, dated September 18, 2012

BY: Gloria Gleason, as Trustee
Gloria Gleason, as Trustee

BY: Marta Fugett, as Trustee
Marta Fugett, as 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 Gloria V. Flaherty and Marta Fugett, Trustees of the Martha Rodriguez Irrevocable Trust Agreement, dated September 18, 2012 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, TN, Tennessee, this 14th day of March, 2022.

W. Brad Lehman
Notary Public

My commission expires: 9/21/24

W. BRAD LEHMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I Lisa Allard, 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 March 10, 2022.

Lisa Allard
Lisa Allard, Affiant March 10, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 10, 2022.

Jim R Vanderpool
Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024