Return to: Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 #76241

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 829296 DEEDWARR
03/28/2022 08:54:15 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00

20220328-0035114

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alaine Zachary and Raul Diaz | Celebrity Home Loans | 17202010100 |
| (NAME) 6125 Stillmeadow Drive | (NAME) One Mid America Plaza #800 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Oak brook Terrace IL 60181 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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,

**MARC MASSIE, TRUSTEE OF THE BARBARA MASSIE IRREVOCABLE TRUST DATED NOVEMBER 20, 2019,**

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

**ALAINE ZACHARY AND RAUL DIAZ, WIFE AND HUSBAND,**

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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Section Myrtlewood Estates of record in Book 6050, page 300, Register's office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marc Massie and Patrick Massie, Trustees of The Barbara Massie Irrevocable Trust dated November 20, 2019 by Deed dated May 18, 2020 from Barbara Massie, recorded May 29, 2020, in Instrument Number 20200529-0055475, in the Official Records of Davidson County, Tennessee.

See attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 6125 Stillmeadow Drive, Nashville, TN 37211

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 hand(s) this 24th day of March, 2022

The Barbara Massie Irrevocable Trust dated November 20, 2019

By: _____
Marc Massie, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of March, 2022, before me personally appeared Marc Massie, Trustee of The Barbara Massie Irrevocable Trust dated November 20, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2022.

_____
Notary Signature
My commission expires 02-26-2026

SUSAN POLLARD
Notary Public - State At Large
KENTUCKY - Notary ID # KYNP44514
My Commission Expires 02-26-2026

LT&E File #19007

Exhibit H

# Certification of Trust
# Barbara Massie Irrevocable Trust

This Certification of Trust is made pursuant to KRS 386B.10-120.

We, the undersigned Trustees, being duly sworn, depose and say:

1. The name of the trust is Barbara Massie Irrevocable Trust.
2. The trust currently exists.
3. The trust was executed on November 20, 2019.
4. The Grantor of the trust is Barbara Massie.
5. The trust is irrevocable.
6. The trust is amendable by the Trust Protector.
7. The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
8. The currently acting Trustees of the trust are:

   Marc Massie

   Patrick Massie

9. Either Trustee, acting alone, may conduct business on behalf of the trust.
10. The tax identification number of the trust is Barbara Massie's Social Security number.
11. Assets held in the trust may be titled in any manner that identifies the Trustees and the name and date of the trust, for example:

    Marc Massie and Patrick Massie, Trustees of the Barbara Massie Irrevocable Trust dated November 20, 2019.

12. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests of all kinds, including accounts at financial institutions.
13. Excerpts from the trust agreement that establish the trust, designate the Trustees, and set forth the powers of the Trustees will be provided upon request.
14. The trust agreement provides that a third party may rely on this Certification of Trust in lieu of a copy of the trust agreement. It further exonerates third parties from any liability for acts or omissions in reliance on this Certification of Trust, and for the application that the Trustees make of funds or other property delivered to the Trustees.

The statements made above are accurate and the trust has not been revoked or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

All currently acting Trustees of the trust are identified above and are signatories to this Certification of Trust.

Dated: November 20, 2019

Marc Massie, Trustee

Patrick Massie, Trustee

COMMONWEALTH OF KENTUCKY )
) ss:
COUNTY OF Scott )

Subscribed and sworn to (or affirmed) before me on this 20th day of November, 2019, by Marc Massie and Patrick Massie, proved to me on the basis of satisfactory evidence to be the persons who appeared before me.

[Seal]

Notary Public

Millard D. McKinley, Jr.
State At Large, Kentucky
Notary Public
Commission No. 614891
My Commission Expires 8/8/2020