STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $385,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of March, 2022.

NOTARY PUBLIC

My commission expires:

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
The Jacob T. Goheen Living Trust	Churchill Mortgage Corporation	075-04-0-063.00
(NAME)	(NAME)	
328 Windhaven Bay	1749 Mallory Lane Ste 100	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Brentwood, TN 37027	

Karen Johnson Davidson County
Batch# 836009 **DEEDWARR**
04/07/2022 10:58:10 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220407-0040413

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bobbie Jean Covington, Trustee of The Bobbie Jean Covington Living Trust, dated June 2, 2016,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Debra A. Welker, Co-Trustee and Jacob T. Goheen, Co-Trustee of The Jacob T. Goheen Living Trust, dated August 6, 2019**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 296, as shown on the map entitled Section Five, Tulip Grove, of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES R. COVINGTON AND WIFE, BOBBIE COVINGTON, by deed from M. JAMIE SUMMAR, UNMARRIED, of record in Instrument No. 20071204-0140258, dated December 3, 2007, said Register's Office.

The said Charles R. Covington having since died on or about September 19, 2014, leaving Bobbie Covington the surviving tenant by the entirety.

BOBBIE JEAN COVINGTON further conveyed to BOBBIE JEAN COVINGTON, AS TRUSTEE FOR THE BOBBIE JEAN COVINGTON LIVING TRUST, DATED JUNE 2, 2016, by quitclaim deed of record in Instrument No. 20160622-0063546, dated June 2, 2016, said Register's Office.

This property is __unimproved _X_improved property known as: 4555 Baton Rouge Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of March, 2022.

The Bobbie Jean Covington Living Trust, dated June 2, 2016

BY: Bobbie Jean Covington, Trustee
Bobbie Jean Covington, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobbie Jean Covington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Co-Trustee of The Bobbie Jean Covington Living Trust, dated June 2, 2016, and in his capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2022.

Notary Public
My Commission Expires: 4/22/23

