WARRANTY DEED

Karen Johnson Davidson County
Batch# 846971 DEEDWARR
04/28/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20220428-0048916

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DA OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly Ann Easter	Same As New Owner	Tax Map - Parcel 094-01-0-374.00
(NAME)	(NAME)	
1507 Long Ave.	P.O. Box 60735	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alice Carpenter, Successor Trustee of The Nelson J. Gammans and/or Theodora D. Gammans Revocable Living Trust dated the 6th day of January, 2000,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Kelly Ann Easter,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain tract or parcel of land in located in Davidson County, Tennessee, Being Lot No. 197 on the Map Edgefield Land Company's first Subdivision of record in plat Book57, page 130, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the Nelson J. Gammans and/or Theodora D. Gammans Revocable Living Trust dated the 6th day of January, 2000, by deed dated October 31, 2016 from Theodora D. Gammans as shown of record in Instrument #20161031-0114836, Register's Office for Davidson County, Tennessee.

This conveyance is subject to subject to a Summary of Trust as shown of record in Instrument #20000110-0002945, Register's Office for Davidson County, Tennessee. This conveyance is subject to a Certification of Trust as shown of record in Instrument #20190918-0094652, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any any all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 1507 Long Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25 day of March, 2022.

THE NELSON J. GAMMANS AND/OR THEODORA D. GAMMANS REVOCABLE LIVING TRUST DATED THE 6TH DAY OF JANUARY, 2000

Alice Carpenter
Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alice Carpenter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Successor Trustee of the The Nelson J. Gammans and/or Theodora D. Gammans Revocable Living Trust dated the 6th day of January, 2000 the within named bargainor, and Trust, and that she as such Successor Trustee and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Alice Carpenter as such Successor Trustee.

Witness my hand and official seal at Murfreesboro, Tennessee this 25 day of March, 2022.

Notary Public

My Commission expires: 4-18-2025

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 17244

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 25, 2022**.

Affiant Signature

March 25, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

25th day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

