Karen Johnson Davidson County
Batch# 854406 DEEDWARR
05/12/2022 02:42:23 PM 2 pgs
Fees: $13.00 Taxes: $4,791.50
20220512-0054958

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62627
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alice Campbell 3909 Trimble Road Nashville, TN 37215	Alice Campbell 3909 Trimble Road Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 13007010800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,295,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bertie Foster Shriver, Trustee of the Bertie Foster Shriver Revocable Living Trust dated March 18, 2016**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alice Campbell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being part of Lots Nos. 215, 216, 217 and part of 9th Street (now closed) on the plan of Royal Oaks Land Company's subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, being part of Lot No. 5 on the unrecorded plan of Fitzpatrick's Re-subdivision of Lots Nos. 214, 215, 216, part of Lot No. 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Oaks Land Company's Subdivision, described partly according to a survey made by Z. J. Wilkinson, Surveyor, April 10, 1947, as follows:

Beginning on the southerly margin of Trimble Road at the northeast corner of the proeprty conveyed to Raeburn B. Stiles and wife, Carol F. Stiles, by two deeds, one from James J. Montague and wife, of record in Book 1816, page 127, and the other from Robert T. Hanna and wife, of record in Book 2012, page 359, said Register's Office; thence with the southerly margin of Trimble Road, easterly 112 feet to a point 9.2 feet west of the corner of lots Nos. 5 and 6 on said unrecorded plan; thence southerly 318.9 feet, more or less, to the northerly line of Lot No. 2 at a point 4.8 feet west of the corner of Lots Nos 5 and 6; thence with the northerly line of Lot No. 2, westerly 89 feet to the southeast corner of said Stiles proeprty; thence with said Stiles eastern boundary line, northerly 303 feet to the beginning.

Being the same property conveyed to Don A. Shriver and wife, Bertie Foster Shriver, by Warranty Deed from George E. Hetzel and wife, Dorothea Sensing Hetzel, dated April 26, 1968 and recorded on April 29, 1968, of record in Book 4230, page 938, Register's Office for Davidson County, Tennessee. The said Don A. Shriver has since died. By Quitclaim Deed, dated March 18, 2016, recorded March 24, 2016, of record in Inst. No. 20160324-0028163, said Register's Office, subject property was conveyed to Bertie Foster Shriver, Trustee of the Bertie Foster Shriver Revocable Living Trust.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, pages 102 and 103, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4311, page 254, said Register's Office; Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Company of record in Book 7380, page 740, said Register's Office; Subject to the flow of the creek across the rear portion of subject property.

This is improved property, known as 3909 Trimble Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the

lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of May, 2022.

The Bertie Foster Shriver Revocable Living Trust

By: Bertie Foster Shriver, Trustee
Bertie Foster Shriver, Trustee

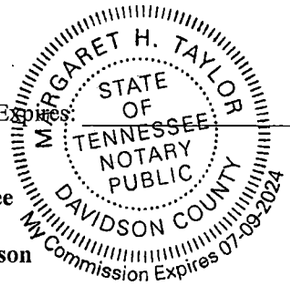
State of Tennessee

County of Davidson

On this 11th day of May, 2022, before me the undersigned authority, personally appeared Bertie Foster Shriver, Trustee of the Bertie Foster Shriver Revocable Living Trust dated March 18, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor
Notary

My Commission Expires:



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,295,000.00.

Margaret Smith
Affiant

Sworn and subscribed before me this 11th day of May, 2022.

S. Denise Woods
Notary

My Commission Expires:

