Karen Johnson Davidson County
Batch# 857094 DEEDWARR
05/17/2022 11:50:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220517-0056722

This Instrument Prepared By And Please Return To:
Estate and Elder Law Services
6140 Hannah Street
Covington, GA 30014
Attn: David R Trippe

Map: 92-15-A
Parcel: 306.00
Person Responsible for Taxes: Owner
Jane Cantrell
3099 Piney River Trail
Nunnelly, TN 37137

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 16th day of March, 2022, by and between Jane Boyce Cantrell (Grantor) and Jane Boyce Cantrell, as Trustee of The Jane Boyce Cantrell Revocable Trust dated January 3, 2022 (Grantor).

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other goods and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real property and improvements thereon, situated and being in Hickman (Davidson) County, Tennessee being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD, the Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by and through its duly authorized officers the day and year first above written.

Jane Boyce Cantrell (Seal)
Jane Boyce Cantrell

Karen C Lane
Unofficial Witness

Given under my hand and seal this 11 day of April, 2022

Miranda Yates (Seal)

My Commission Expires: 2-26-25

MIRANDA YATES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HICKMAN

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 306 of Elliston Place Quarters, as described in Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office for Davidson County, Tennessee, together with a 2/28ths undivided interest in the common elements as described in said Master Deed.

Being the same property conveyed to Kay McLerran and Jane Cantrell, both unmarried as joint tenants with the right of survivorship by Deed from Bryan, Ward & Elmore, Inc. of record in Book 11162, page 592, Register's Office for Davidson County, Tennessee.