BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 860607 DEEDWARR
05/23/2022 11:47:59 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220523-0059546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AAR JER Property Trust 101 UAD January 29, 2021	New Owner	
(NAME)	(NAME)	
P.O. Box 207		131 01 0 068.00
(ADDRESS)	(ADDRESS)	
Smithville, TN 37166		
(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, **IRVIN DOUGLASS ABERNATHY, MARRIED AND WILLIAM DALE ABERNATHY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES ED RICE, JR., TRUSTEE OF THE AAR JER PROPERTY TRUST 101 UAD JANUARY 29, 2021,** 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. 19 on the Map of B. N. Stammer Subdivision, as of record in Book 1424, Page 23, Register's Office for said County. Said Lot No. 19 fronts 100 feet on the North side of Castleman Drive and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to William L. Abernathy, Unmarried, by Warranty Deed from R & I Associates, Inc., a Tennessee Corporation, of record in Book 1677, Page 259, in the Register's Office of Davidson County, Tennessee, dated December 10, 1948 and recorded on December 10, 1948.

Being the same property conveyed to William L. Abernathy and wife, Sammie Abernathy, by Quitclaim Deed from Robert L. Taylor, Trustee and also conveyed from William L. Abernathy and wife, Sammie Abernathy of record in Book 4756, Page 18, in the Register's Office of Davidson County, Tennessee, dated October 16, 1973 and recorded on October 16, 1973. The said William L. Abernathy having since died on February 01, 1990, leaving Sammie Abernathy as sole Surviving Tenant by the Entirety. The Said Sammie Abernathy died on October 18, 2008 leaving the subject property to her sons Irvin Douglass Abernathy and William Dale Abernathy per the Will.

Being the same property conveyed to Irvin Douglass Abernathy and William Dale Abernathy, as tenants in common, by Quitclaim Deed from Irvin Douglass Abernathy and William Dale Abernathy, of record in Instrument No. 20090824-0079100, in the Register's Office of Davidson County, Tennessee, dated August 13, 2009 and recorded on August 24, 2009.

This was never the marital residence for the Grantors.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2216 Castleman Dr., Nashville, TN 37215
(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 hand this 20th day of May, 2022.

IRVIN DOUGLASS ABERNATHY

WILLIAM DALE ABERNATHY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irvin Douglass Abernathy and William Dale Abernathy, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public