Karen Johnson Davidson County
Batch# 884457 DEEDWARR
07/06/2022 10:07:08 AM 2 pgs
Fees: $13.00 Taxes: $4,532.50
20220706-0077783

(1) mi17 BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641466

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

STATE OF TENNESSE
COUNTY OF DAVIDS(

The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00.

Affiant

Subscribed ~~and sworn to~~ before me, this 30th day of June, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chad Alan Tigert and Julianna Tigert 4308 Glen Eden Drive Nashville TN 37205	~~New Owner~~ SH Renasant Bank 2001 Park Place North, Suite 150 Birmingham, AL 35203	Tax Parcel ID No. 116-15-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeanne C. Varin, Trustee of the Jeanne C. Varin Living Trust, established by the Revocable Trust Agreement of Jeanne C. Varin, dated October 3, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad Alan Tigert and Julianna Tigert, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, Block 7, on the map of Royal Oaks Resubdivision, as of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Being the same property conveyed to JEANNE C. VARIN, by deed from JOHN CLAY REED, of record in Book 8295, page 76 , dated February 15, 1991 , said Register's Office.

JEANNE C. VARIN conveyed her interest to JEANNE C. VARIN, TRUSTEE OF THE JEANNE C. VARIN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JEANNE C. VARIN, DATED OCTOBER 3, 2008 , by quitclaim deed of record in Instrument No. 20081010-0102707, dated October 3, 2008, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 116-15-0-049.00.

Matters shown on the Plan of record in Plat Book 974, pages 4 & 5, said Register's Office.

This is improved property located at 4308 Glen Eden Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2022.

The Jeanne C. Varin Living Trust, established by the Revocable Trust Agreement of Jeanne C. Varin, dated October 3, 1008

By: Jeanne C. Varin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanne C. Varin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Jeanne C. Varin Living Trust established by the Revocable Trust Agreement of Jeanne C. Varin, dated October 3, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2022.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025