Karen Johnson Davidson County
Batch# 889125 DEEDWARR
07/14/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20220714-0080966

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18133-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donald James Saucier, Trustee 28 Windance Drive Carriere, MS 39426	New Owner	117-11-0B-100-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Bryan Scott Jones, Trustee of Thomas E. Ervin Revocable Living Trust dated June 28, 2012**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Donald James Saucier, Trustee of the Donald James Saucier Irrevocable Trust dated June 14, 2021**, hereinafter called the Grantee(s), his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain condominium apartment situated within Davidson County, Tennessee, and being further known as Unit G4, Parcel 100, together with the appurtenant common elements of Villager East Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Villager East Condominium, of record in Book 5457, page 298; as amended in Book 5553, page 336, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto, to which reference is hereby made. Said Unit being also depicted on the site plan The Villager East of record in Book 5200, page 235, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Villager East Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Thomas E. Ervin, Trustee of the Thomas E. Ervin Revocable Living Trust, dated June 28, 2012 by Quitclaim Deed from Thomas E. Ervin, dated October 27, 2016, recorded November 2, 2016, of record in Instrument No. 20161102-0116102, Register's Office for Davidson County, Tennessee.Bryan Scott Jones now serves as successor Trustee to the Thomas E. Ervin Revocable Living Trust.

This is improved property located at: **3600 Hillsboro Pike, G4, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 12th day of July, 2022.

GRANTOR:

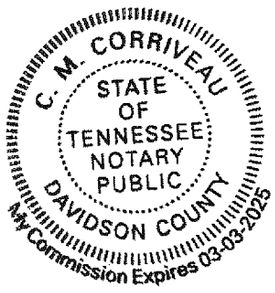
Thomas E. Ervin Revocable Living Trust dated June 28, 2012

By: _____
Bryan Scott Jones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bryan Scott Jones, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of Thomas E. Ervin Revocable Living Trust dated June 28, 2012, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of July, 2022.



_____
Notary Public
My Commission expires: 3/3/2025

202207140080966

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/12/22 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/12/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3-10-2024

Notary's Seal (if on paper)

