Karen Johnson Davidson County
Batch# 903260 DEEDWARR
08/15/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220815-0092385

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 22-16818

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Holly L. Fox (NAME)	New Owner (NAME)	142-9-E-0028 CO
1228 General George Patton Rd. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Karin Alaine Whitehead, Successor Trustee of Mary Elizabeth Timmons Revocable Trust dated March 25, 2021,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly L. Fox, unmarried,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number 1228, together with the carport designated as 1228-C, on the plat of River Plantation, Section 7, Phase 1 of record in Plat Book 5200, Pages 705-706, amended in Book 6392, Page 321, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary Elizabeth Timmons as Trustee of the Mary Elizabeth Revocable Trust, dated March 25, 2021 by Special Warranty Deed dated March 25, 2021 from Mary Elizabeth Timmons, recorded June 17, 2021, in Instrument Number 20210617-0081982, in the Register's Office of Davidson County, Tennessee.

Mary Elizabeth Timmons having since died on April 8, 2022, thereby appointing Karen Alaine Whitehead as Successor Trustee of the Mary Elizabeth Timmons Revocable Trust, dated March 25, 2021.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1228 General George Patton Rd, Nashville, TN 37221.

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.

Witness my/our hand(s) this 12th day of August, 2022.

Mary Elizabeth Timmons Revocable Trust dated March 25, 2021

By: Karin alaine whitehead Successor Trustee
Karin Alaine Whitehead, Successor Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Karen Alaine Whitehead, Successor Trustee of Mary Elizabeth Timmons Revocable Trust. dated March 25, 2021, with whom I am personally acquainted, and who acknowledged that Karen Alaine Whitehead executed the within instrument for the purposes therein contained and who further acknowledged that Karen Alaine Whitehead, Successor Trustee of 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 12th day of August, 2022.

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires: 6/7/25

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/12/22 (date of document).

Affiant Signature

8/12/22
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY