Karen Johnson Davidson County
Batch# 908543 DEEDWARR
08/26/2022 10:13:48 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20220826-0096432

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $262,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of August, 2022.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael L. Cross and Michael D. Leach	SAME AS NEW OWNER	097-08-0A-136.00 CO
(NAME)	(NAME)	
332 Lake Chateau Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $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/we, **Marna L. Bogan Successor Trustee of the Opal M. Ellingston Revocable Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael L. Cross and Michael D. Leach, as joint tenants with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. Y-4 on the Condominium Plat of Lake Chateau of record in Book 6250, pages 607-610, as corrected in Book 7025, page 380, Book 10753, page 271, Book 10753, page 275, and in Book 11012, page 495, Register's Office for said County, to which plan reference is made for a more completed description, together with the appurtenant interest in the common elements of Lake Chateau Condominiums, a horizontal property regime established by Amended and Restated Master Deed of record in Book 6639, page 468, as amended in Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 271, Book 10753, page 275, and in Book 11012, page 495, said Register's Office.

Being the same property conveyed to OPAL M. ELLINGSTON, UNMARRIED, by deed from TERRY L. PARMENTER, UNMARRIED, of record as Instrument No. 20140703-0058873, dated June 27, 2014, said Register's Office.

OPAL M. ELLINGSTON, UNMARRIED, further conveyed said property to OPAL M. ELLINGSTON, REVOCABLE TRUST, by Quitclaim Deed of record as Instrument No. 20150122-0006246, dated January 22, 2015, said Register's Office. See Certification of Trust of record in Instrument No. 20220826-0096431, said Register's Office.

This property is __unimproved _X_improved property known as: 332 Lake Chateau Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of August, 2022.

Opal M. Ellingston Revocable Trust

BY: Marna L Bogan, Successor Trustee
Marna L. Bogan, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marna L. Bogan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Successor Trustee of the Opal M. Ellingston Revocable Trust, and in his capacity as such Successor Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2022.

Notary Public
My Commission Expires:

