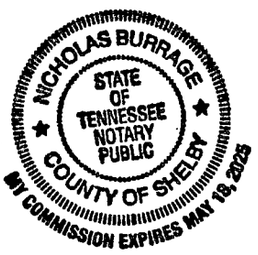
Warranty Deed

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2022.

Notary Public

My commission expires: May 18, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 911600 DEEDWARR
09/01/2022 10:37:46 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20220901-0098640

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/
Thomas Blair Hines Mary Young Hines	Thomas Blair Hines Mary Young Hines	117-06-0A-009.00-CO
3509 Carlton Square Place	3509 Carlton Square Place	
Raleigh, NC 27612	Raleigh, NC 27612	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARTHA BROWN, TRUSTEE OF THE MARTHA RUTH BROWN REVOCABLE LIVING TRUST DATED JUNE 7, 2013**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS BLAIR HINES, AND MARY YOUNG HINES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 11-A, as shown on the Plan of Lot No. 11, Wellesley Trace, Section III, of record in Book 5210, Page 156; and as Amended in Book 5800, Page 76, Register's Office for said County, to which Plan reference is made for a more complete description thereof, together with the appurtenant interest in the common and limited common areas as shown on said plan and set out in the Master Deed and By-Laws of Wellesley Trace Homeowners Association, Inc. of record in Book 5054, pages 633 and 649, said Register's Office, as made applicable to Unit No. 11-A by amendment thereto of record in Book 5903, Page 82, said Register's Office.

Being the same property conveyed to Martha Ruth Brown, Trustee, and her successors in Trust, of The Martha Ruth Brown Revocable Living Trust by Quitclaim deed from Martha Ruth Brown, unmarried of record in Instrument No. 20130611-0059513 Register's Office for Davidson County, Tennessee, dated June 07, 2013 and recorded on June 11, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2930 Wellesley Trace, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2022.

The Martha Ruth Brown Revocable Living Trust dated June 7, 2013

By: Martha Brown, Trustee
Martha Brown, Trustee

STATE OF FLORIDA
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Martha Brown, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Martha Ruth Brown Revocable Living Trust dated June 7, 2013, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2022.

Notary Public

My Commission Expires: 12/18/2025

JEAN MEYER
Notary Public - State of Florida
Commission # HH 204338
My Comm. Expires Dec 18, 2025
Bonded through National Notary Assn.