Name and Address of New Owner:
Charles L. Davis
553 Siskin Place
Simi Valley, CA 93065

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 911783 DEEDWARR
09/01/2022 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20220901-0098890

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 034-05-0A-038-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle Poss, Estate Administrator of the Estate of John Thomas Trimble, a/k/a John T. Trimble, Sr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles L. Davis, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 38 on the Plan of Monticello Manor, of record in Plat Book 6250, Page 551, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Trimble, Sr., married, by Warranty Deed from Patricia A. McCain, unmarried, of record in Instrument No. 20010913-0099861 Register's Office for Davidson County, Tennessee, dated September 11, 2001 and recorded on September 13, 2001. (Value of consideration shown in aforementioned deed $72,900.00.) The said John Thomas Trimble having since divorced per Final Decree of Divorce filed with the Fourth Circuit Court for Davidson County, Tennessee on July 8, 2014 as Docket # 14D839. The said John Thomas Trimble died on December 6, 2020 and per Probate Case No. 21P2030 in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee Probate Division, Michelle Poss was appointed Estate Administrator.

This is property also known as 518 Thomas Jefferson Circle, Madison, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2022.

Estate of John Thomas Trimble
By: Michelle Poss as Administrator
Michelle Poss, Estate Administrator

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Michelle Poss, Estate Administrator with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theEstate Administrator of Estate of John Thomas Trimble, the within named bargainor, a Estate, and that as such Estate Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Estate Administrator.

Witness my hand, at office, this 31st day of August, 2022.

Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of August, 2022.

Notary Public
My commission expires: 11/3/22
File No. GNT-22-2339

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-31-22.

Affiant Signature

8-31-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 31 day of August, 2022.

Notary Signature

My Commission Expires: 11/8/22

