Karen Johnson Davidson County
Batch# 915231 DEEDWARR
09/12/2022 10:22:25 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20220912-0101663

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $550,000.00 Affiant Subscribed and sworn to before me This 7th day of September, 2022. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owners as:	Tax Bill To:	Map / Parcel
Affordable Closing and Escrow Services, Inc. 109 Kenner Ave., Suite 201 Nashville, Tennessee 37205	**New Owner**	**102 14 0 047.00**

This instrument prepared by: Affordable Closing and Escrow Services, Inc., 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Betty G. Henley, Trustee, Survivor's Trust TUA dated August 5, 2006,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Affordable Closing and Escrow Services, Inc., a Tennessee Corporation,** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2. on the Plan of the Addition to Crestmeade, Section Two as of record in Book 3500, Page 64, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Clematis Drive at the corner of Lot Nos. 1 and 2; thence with the line between said two lots, 279.07 feet; thence South 47 degrees, 23 minutes East 16.1 feet to concrete monument; thence South 41 degrees, 06 minutes East 126.0 feet to a concrete monument; thence South 23

degrees, 18 minutes West 209.56 feet to a concrete monument; thence with the northerly margin of said Clematis Drive 70.80 feet to a concrete monument, continuing 25 feet to the point of beginning. Said lot fronts 95.80 feet on the northerly margin of said Drive, more or less.

Being the same property conveyed to Betty G. Henley, Trustee, Survivor's Trust TUA dated August 5, 2006, by Quitclaim Deed from Betty Henley, Trustee, Trustee of the Henley Joint Revocable Living Trust Agreement U/D/A dated June 27, 2006, of record in Instrument No. 20191223-0132031, Register's Office for Davidson County, Tennessee.

This is improved property known as 860 Clematis Drive, Nashville, Tennessee 37205.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 7th day of September 2022.

Grantor: Survivor's Trust TUA dated August 5, 2006

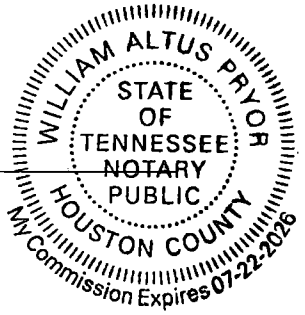
Betty G. Henley, Trustee

By: Betty G. Henley, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Betty G. Henley, Trustee for Survivor's Trust TUA dated August 5, 2006,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee for Survivor's Trust TUA dated August 5, 2006**, and as such **Trustee** acknowledged the she is authorized to execute the foregoing instrument on behalf of **Survivor's Trust TUA dated August 5, 2006,** the within named bargainor, and that she as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **Betty G. Henley, Trustee.**

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of September, 2022.



William Altus Pryor
Notary Public

My Commission Expires: