Karen Johnson Davidson County
Batch# 917148 DEEDWARR
09/15/2022 02:19:01 PM 5 pgs
Fees: $28.00 Taxes: $363.34
20220915-0103149

This Instrument Prepared By & Return To:
Joel D. Ragland, Attorney at Law
Apex Title
215 Franklin Street
Clarksville, TN 37040

Address of New Owner:	Send Tax Bills To:	Map & Parcel
Mark J. Saad 1056 Jacksons Valley Road Hermitage, TN 37076	NEW OWNER	086-07-0-045.00

WARRANTY DEED TO TRUSTEE

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 HEREBY ACKNOWLEDGED, I, **Mark J. Saad,** HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark J. Saad ,TRUSTEE OF THE 1056 Jacksons Valley Road TRUST,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Jacksons Retreat, Phase 1, Section Two of record in Plat Book 5200, Page (s) 334 and 335, inclusive, 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 Mark Saad, unmarried by Warranty Deed from Belinda G. Miller, married a/k/a Belinda G. Jackson and Belinda Jackson Miller of record in Book 11684, Page 875, Register's Office for Davidson County, Tennessee, dated September 30, 1999 and recorded on October 01, 1999.

This property is known as 1056 Jacksons Valley Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said the trust and for the uses and purposes herein and in said Trust Agreement set forth (GRANTEES), their heirs and assigns forever; and we so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said

property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Dated this the 7 day of September, 2022

Mark J. Saad

State of Tennessee

County of Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark J. Saad, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of September, 2022.

(Notary Seal)

PATIENCE BRIDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public
My commission expires 11/03/2025

State of Tennessee
County of Maury

As required by Tennessee Code Annotated Section 67-4-409(a)(6)(a), the undersigned being the Grantee, Grantee's agent or a trustee acting for Grantee after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $98,200.00.

Sworn and Subscribed to before me on this the 7 day of September, 2022.

Affiant

Notary Public
My Commission Expires: 11/03/2025

PATIENCE BRIDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

RESIGNATION OF TRUSTEE OF THE 1056 JACKSONS VALLEY ROAD TRUST

I Mark J. Saad, hereby resign as Trustee of the 1056 Jacksons Valley Road Trust, effective as of the date noted herein. Further, I hereby designate Towne Village LLC as Trustee of the 1056 Jacksons Valley Road Trust.

Mark J. Saad

STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark J. Saad , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 7 day of September, 2022

PATIENCE BRIDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public
My Commission Expires: 11/03/2025

CONSENT TO ACT AS TRUSTEE

I, Towne Valley LLC, hereby consent to act as Trustee of the 1056 Jacksons Valley Road Trust, and agree to being acting in such capacity effective immediately.

Town Village LLC

BY: Jeremy S. Bridges, Sole Member

Jeremy S. Bridges, Sole Member

PATIENCE BRIDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

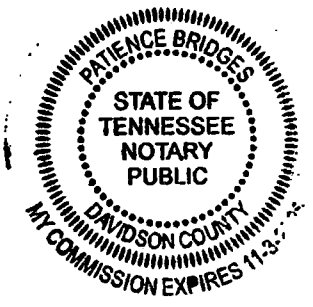
STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy S. Bridges, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 7
day of September, 2022

Notary Public
My Commission Expires: 11/03/2025



This instrument was prepared by: Joel D. Ragland, Attorney at Law, Goble & Yow, PLLC, Apex Title, 215 Franklin Street, Clarksville, TN 37040, 931-647-3111.