Karen Johnson Davidson County
Batch# 921159 DEEDWARR
09/23/2022 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20220923-0105966

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $276,000.00. AFFIANT Subscribed and sworn to before me, this 22 day of Sept., 2022 NOTARY PUBLIC My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Danielle Piazza 153 Cumberland Trace Nashville, TN 37214	New Owner	073-16-0A-153-00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Six Thousand Dollars and No Cents (276,000.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22nd day of September 2022, the undersigned, **Kathy Charlton Deshotels, Trustee of the Edwin L. Bryan Revocable Trust,** hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Danielle Piazza, an unmarried person,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **153 Cumberland Trace Nashville, TN 37214**, and more particularly described as follows:

Being Unit No. 153 as shown on the Plat of Cumberland Trace of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowner's Association, as described in Book 6218, page 528, said Register's Office.

Being the same property conveyed to Patrick Saltkill and Kathy Charlton Deshotels Co-Trustees of the Edwin L. Bryan Revocable Trust, by deed dated 08/25/2015, and recorded 08/27/2015, from Robin M. Winstead, a widow, of record in Instrument Number 20150827-0087016, Register's Office for Davidson County, Tennessee. For further reference, see Specific Power of Attorney recorded in Instrument Number 20150827-

0087015, Last Will and Testament of William P. Winstead, III, of record in Instrument Number 20150528-0048938, and Order Granting Petition to Probate Will for Establishing Muniment of Title to Real Estrate of record in Instrument Number 20150528-0048937, all in the said Register's Office.

Being the same property conveyed to Kathy Deshotels, Sole Trustee of the Edwin L. Bryan Revocable Trust, by First Amendment on April 10, 2017, and of record by Certification of Trust entered on September 22, 2022 Instrument No. 20220922-0105455, Register's Office for Davidson County.

This is improved property known as **153 Cumberland Trace Nashville, TN 37214**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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) their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Further, the captioned property is not the homestead of the grantor/mortgagor.

This 22nd (SM) day September 2022.

Kathy C Deshotels

Kathy Deshotels, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kathy Deshotels, Trustee of Edwin L. Bryan Revocable Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22ND day of September, 2022

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian 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 September 22, 2022.

Signature
September 22, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 22, 2022

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025