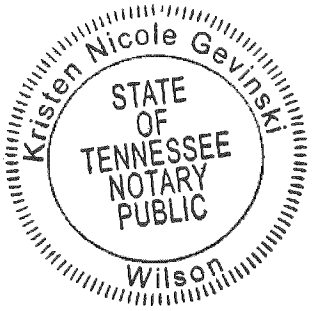
Karen Johnson Davidson County
Batch# 939807 DEEDWARR
11/09/2022 04:09:30 PM 7 pgs
Fees: $38.00 Taxes: $351.50
20221109-0120371

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0718

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Viddal Realty, Inc.	New Owner	Map: 008414002600
(NAME) 828 Royal Parkway, Suite 204	(NAME) New Owner	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($95,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK SASSAMAN AND DAVID SASSAMAN, AS CO-TRUSTEES OF THE MARY J. SASSAMAN REVOCABLE LIVING TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VIDDAL REALTY, INC.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot marked "Reserved" on the Plan of Donelson Meadows, Section II, as of record in book 2133, page 100, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Bermuda Drive at the common dividing line between lots Nos. 97 and "Reserved Lot" on said plan; thence westerly along said dividing line a distance of 251.6 feet to a point; thence southerly along a broken line 129.1 feet to a point in the northerly margin of Dearborn Road; thence easterly along the northerly margin of said Dearborn Road, 209.91 feet to the beginning of a

curve; thence around said curve a distance of 37.42 feet to a point in the westerly margin of Bermuda Drive; thence northerly along the westerly margin of said Bermuda Drive 92.54 feet to the point of beginning.

Being part of the same property conveyed to Mary J. Sassaman Revocable Trust, by Quitclaim Deed from Mary J. Sassaman, of record in Instrument No. 20111013-0079725, dated October 12, 2011, Register's Office for said County. See also deed of record in Book 4015, Page 313, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 0 Bermuda Dr., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of November, 2022.

Mary J. Sassaman Revocable Living Trust

BY: _____
Mark Sassaman
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Sassaman and David Sassaman, Trustee of the Mary J. Sassaman Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the Mary J. Sassaman Revocable Living Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Mark Sassaman and David Sassaman, as Trustee.

Witness my hand and official seal this 8th day of November, 2022.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 5th day of November, 2022.

Mary J. Sassaman Revocable Living Trust

BY: _____
David Sassaman
Co-Trustee

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Sassaman, Co-Trustee of the Mary J. Sassaman Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Co-Trustee, of the Mary J. Sassaman Revocable Living Trust, and that he as such Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of David Sassaman, as Co-Trustee.

Witness my hand and official seal this 5th day of November, 2022.

My commission expires: 10.3.25

_____
Notary Public

BRIAN CARTER
NOTARY PUBLIC
ID# 129581102
State of Texas
Comm. Exp. 10-03-2025

CERTIFICATION OF TRUST FOR
Mary J. Sassaman Revocable Living Trust, dated October 12, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, Mark Sassaman and David Sassaman, being first duly sworn, deposes and says that they are at least 18 years of age and are currently acting Co-Trustees of the Mary J. Sassaman Revocable Living Trust, and further states as follows:

1. The Mary J. Sassaman Revocable Living Trust is a valid, existing trust, having been created by the Mary J. Sassaman Revocable Trust Agreement, on October 12, 2011.

2. (a) The grantor or creator of the trust was Mary J. Sassaman.

   (b) The currently acting trustees are Mark Sassaman and David Sassaman.

   (c) The named successor trustee is Donna Sassaman.

3. The administrative and/or managerial powers of the trustee are: Sell or Convey Real Property.

4. (a) The trust is Revocable.

   (b) The person(s) holding the power to revoke the trust was Mary J. Sassaman.

5. (a) The following trustees have the authority to sign documents and instruments: Mark Sassaman and David Sassaman.

   (b) The number of trustees required to sign is Two.

6. The conditions for the succession of the successor trustees are: resignation or failure to qualify.

7. Trust property should be entitled as follows: Mark Sassaman and David Sassaman Co-Trustees of the Mary J. Sassaman Revocable Living Trust.

8. To the best of the undersigned's knowledge, the trust has not been revoked, modified or amended in any manner that would cause the representations and statements contained herein to be incorrect.

Signed this 8th day of November, 2022.

Mary J. Sassaman Revocable Living Trust

BY: _____
Mark Sassaman
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Sassaman and David Sassaman, Trustee of the Mary J. Sassaman Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the Mary J. Sassaman Revocable Living Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Mark Sassaman and David Sassaman, as Trustee.

Witness my hand and official seal this 8th day of November, 2022.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202211090120371

Signed this 5th day of November, 2022.

Mary J. Sassaman Revocable Living Trust

BY: _____
David Sassaman
Co-Trustee

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Sassaman, Co-Trustee of the Mary J. Sassaman Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Co-Trustee, of the Mary J. Sassaman Revocable Living Trust, and that he as such Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of David Sassaman, as Co-Trustee.

Witness my hand and official seal this 5th day of November, 2022.

My commission expires: 10-3-25

_____
Notary Public

BRIAN CARTER
NOTARY PUBLIC
ID# 129581102
State of Texas
Comm. Exp. 10-03-2025

PREPARED BY: Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

Tennessee Certification of Electronic Document

I, R. Alan Alsobrook, 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 ___November 8th, 2022_____ (date of document).

_____
Affiant Signature

_____11/9/2022_____
Date

State of Tennesee

County of Shelby

Sworn to and subscribed before me this 9th day of November, 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 2/28/23

NOTARY'S SEAL

