Karen Johnson Davidson County
Batch# 949252 DEEDWARR
12/08/2022 10:07:41 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20221208-0127910

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aaron L. Mays and Jennifer E. Garcia 112 Dover Court Goodlettsville, TN 37072	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502-2028	026070-145.00

THIS INDENTURE, made this 6th day of December, 2022 between

Roland LeRoy Mays and Rose Anna Mays, as Trustees of The Roland LeRoy Mays and Rose Anna Mays Revocable Living Trust dated March 03, 2009

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Aaron L. Mays and Jennifer E. Garcia, husband and wife

of Sumner County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 223 on the Plan of Windsor Green, Phase II, Section 1, as shown and described on Plat of survey of record in Book 6250, Page 989, and corrected in Book 7205, Page 890, in the Register's Office of Davidson County, Tennessee, which plat, and the record thereof is made a part of this description by reference.

Being the same property conveyed to Roland LeRoy Mays and Rose Anna Mays, as Trustees of the Roland LeRoy Mays and Rose Anna Mays Revocable Living Trust dated March 03, 2009 by Quitclaim Deed dated 7/23/2009 from Roland Leroy Mays and Rose Anna Mays of record in Instrument No. 20090807-0074616, and to Roland LeRoy Mays and wife, Rose Anna Mays by Quitclaim Deed dated 6/17/2009 from Roland LeRoy Mays and Rose Anna Mays as Trustees of the Roland LeRoy Mays and Rose Anna Mays Revocable Living Trust of record in Instrument No. 20090624-0058871, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 112 Dover Court, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

The Roland LeRoy Mays and Rose Anna Mays
Revocable Living Trust, dated March 03,2009

By: Roland LeRoy Mays Co-Trustee
Roland LeRoy Mays, Co-Trustee

By: Rose Anna Mays Co-Trustee
Rose Anna Mays, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roland LeRoy Mays and Rose Anna Mays, 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, and who further acknowledged that such persons are the Co-Trustees of The Roland LeRoy Mays and Rose Anna Mays Revocable Living Trust, dated March 03,2009 and are authorized by the Trust or by its constituent, the constituent being authorized by the Trust, to execute this instrument on behalf of the Trust.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6th day of December, 2022.

Melissa Heavener
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $405,000.00.

Roland L Mays
Affiant

Sworn to and subscribed before me, this 6th day of December, 2022.

Melissa Heavener
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023