Prepared By: Gerald G. Hale, Attorney at Law, PO Box 647, Goldthwaite, Texas 76844

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James F. Throckmorton, Trustee	Same	BH-02060
918 Lauder Drive		118-7-32
Spicewood, Texas 78669		

Karen Johnson Davidson County
Batch# 957945 DEEDWARR
01/05/2023 08:36:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230105-0000790

WARRANTY DEED

For and in consideration of conveying title to the Trustee of a Trust created by Grantor, the sufficiency of which is hereby acknowledged, JAMES F. THROCKMORTON, a single person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES F. THROCKMORTON, TRUSTEE OF THE JAMES F. THROCKMORTON REVOCABLE TRUST UNDER TRUST AGREEMENT DATED DECEMBER 29, 2022, hereinafter called the Grantee, Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Map of Berrywood, being in the Sixth Civil District of said County, of record in Plat Book 1835, page 24, Register's Office for said County.

SAID Lot No. 39 fronts 78.0 feet on the northeasterly margin of Larmon Avenue and extends back 157.2 feet on the southerly line and 115.0 feet on the northwesterly line to a broken line in the rear, measuring 103.0 feet thereon.

BEING the same property conveyed to John Fogaros and wife, Opal Fogaros by Deed from Bruce Shearin and wife, Ann Haynes Shearin, of record in Book 4429, page 791, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all contents, fixtures and appliances.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is improved property, known as 2702 Larmon Drive, Nashville, Tennessee 37211 .

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, Grantee's heirs, successors or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs, and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Witness the execution hereof this 29th day of December, 2022.

JAMES F. THROCKMORTON

STATE OF TEXAS
COUNTY OF MILLS

On this 29 day of December, 2022, before me personally appeared James F. Throckmorton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

MARIANNE E. GASPAR
Notary Public
STATE OF TEXAS
ID#11642966
My Comm. Exp. June 11, 2023

Marianne E. Gaspar
Notary Public

My Commission expires: _____

STATE OF TEXAS
COUNTY OF MILLS

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 2022.

_____
Notary Public

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF MILLS

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of December, 2022.

MARIANNE E. GASPAR
Notary Public
STATE OF TEXAS
ID#11642966
My Comm. Exp. June 11, 2023

_____
Notary Public

My Commission Expires: _____