Karen Johnson Davidson County Batch# 966216 **DEEDWARR** 02/01/2023 11:25:32 AM 3 pgs Fees: $18.00 Taxes: $1,517.00 20230201-0007408	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $410,000.00 Affiant Subscribed and sworn to before me, this 27th day of January, 2023 Notary Public My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pinkham Trust LLC	**New Owner**	**02501607700**
2240 W Del Webb Blvd.		
Sun City Center, FL 33573		

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 ACKNOWLEDGE, WE,

Ashley Cherie DePriest and Brent Galen DePriest, Co-Trustees of the Wilton C. DePriest Testamentary Trust for Benefit of Christian Patrick DePriest and Ashley Cherie DePriest and Brent Galen DePriest

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

Pinkham Trust LLC, a Florida limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 21 on the Plan of Goodlettsville Heights, Section 7, as of record in Book 4175, Page 72, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Wilton C DePriest and wife, Linda Gayle DePriest, by Warranty Deed from Raymond R Massie and wife, Alice M Massie, dated March 15, 1976, of record in Book 5005, Page 944, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that the marriage between Wilton C. DePriest and Linda Gayle DePriest continued uninterrupted until the death of Linda Gayle DePriest on March 23, 2022, leaving Wilton C. DePriest the sole surviving tenant by the entirety. Wilton C. DePriest died testate on October 30, 2022, and by his Last Will and Testament, Probated in Davidson County, Tennessee Circuit Court Probate Division Docket No. 22P-2129, devised subject property to Ashley Gayle DePriest and Brent Galen DePriest, as Trustees of the Wilton C. DePriest Testamentary Trust for benefit of Christian Patrick DePriest, and Ashley Gayle DePriest and Brent Galen DePriest individually.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 321 Draper Cir, Goodlettsville, TN 37072.

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: JM-RB-22-321

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 in 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.

Wilton C. DePriest Testamentary Trust

_____ Date: 1/6/2023
By: Ashley Cherie DePriest, Co-Trustee

_____ Date: 1/3/2023
By: Brent Galen DePriest, Co-Trustee

_____ Date: 1/6/2023
Ashley Cherie DePriest

_____ Date: 1/3/2023
Brent Galen DePriest

STATE OF Florida

COUNTY OF Collier

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Brent Galen DePriest with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Co-Trustee of the Wilton C DePriest Testamentary Trust and that she is authorized the Wilton C DePriest Testamentary Trust to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of January, 2023.

MELDA DUPONT
State of Florida - Notary Public
Commission # HH 178684
My Commission Expires 09/23/2025

_____
NOTARY PUBLIC
My Commission Expires: 09/23/2025

STATE OF Florida

COUNTY OF Collier

Personally appeared before me, a Notary Public of said County and State, Brent Galen DePriest, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2023.

MELDA DUPONT
State of Florida - Notary Public
Commission # HH 178684
My Commission Expires 09/23/2025

_____
NOTARY PUBLIC
My Commission Expires: 09/23/2025

STATE OF TN

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Ashley Cherie DePriest with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Co-Trustee of the Wilton C DePriest Testamentary Trust and that she is authorized the Wilton C DePriest Testamentary Trust to execute this instrument on its behalf.

Witness my hand, at office, this 11th day of January, 2023

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 7/24/24

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Ashley Cherie DePriest, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2023.

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 7/24/24