Karen Johnson Davidson County
Batch# 974412 DEEDWARR
02/27/2023 11:51:30 AM 5 pgs
Fees: $28.00 Taxes: $2,294.00
20230227-0013620

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Wesley M Barbee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-4-2027
(AFFIX SEAL)

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

DM-CBB-23-175B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wesley M. Barbee and Jaycie Ann Finch	GUARANTEED RATE INC.	
(NAME)	(NAME)	**103 02 0T 002.00**
175 B Rural Avenue	1806 W. CUYLER AVE., SUITE IW	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	CHICAGO, IL 60613-2541	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRIXIE D. ROY AND DAVID P. ROY, TRUSTEES OF THE TRIXIE D. ROY TRUST U/A/D SEPTEMBER 4, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESLEY M. BARBEE, AN UNMARRIED MAN, AND JAYCIE ANN FINCH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 175A-175B Rural Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 175A-175B Rural Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20161222-0134938, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "F" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Trixie D. Roy and David P. Roy, Trustees of the Trixie D. Roy Trust U/A/D September 4, 2009, by Warranty Deed from Seven Hills Properties, Inc., a Georgia corporation, of record in Instrument No. 20180608-0055191, in the Register's Office of Davidson County, Tennessee, dated May 29, 2018 and recorded on June 08, 2018.

See Certificate of Trust attached hereto and made a part hereof as Exhibit A.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. C. Vernon Farm, as recorded in Plat Book 161, Page(s) 164.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161222-0134938.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **175 B Rural Avenue, Nashville, Tennessee 37209**.

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 do 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 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/our hand(s) this the 22 DAY OF FEBRUARY, 2023.

Trixie D. Roy Trust U/A/D September 4, 2009

BY: _____
Trixie D. Roy
Trustee

BY: _____
David P. Roy
Trustee

STATE OF Colorado

COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRIXIE D. ROY, TRUSTEE of TRIXIE D. ROY TRUST U/A/D SEPTEMBER 4, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22 of February, 2023.

Christine Fritzke
Notary Public
My Commission Expires: 5-15-2024
(SEAL)

CHRISTINE FRITZKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204016970
MY COMMISSION EXPIRES MAY 15, 2024

STATE OF Colorado

COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID P. ROY, TRUSTEE of TRIXIE D. ROY TRUST U/A/D SEPTEMBER 4, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22 of February, 2023.

Christine Fritzke
Notary Public
My Commission Expires: 5-15-2024
(SEAL)

CHRISTINE FRITZKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204016970
MY COMMISSION EXPIRES MAY 15, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATION OF TRUST

TO WHOM IT MAY CONCERN: This Affidavit for Certification of Trust is offered to you pursuant to Section 35-15-1013, Tennessee Code Annotated, for the "Trixie D. Roy Trust Dated September 4, 2009," (the "Trust"), the undersigned Affiants certifies as follows:

1. The name and date of the trust that is currently in full force and effect is:
   Trixie D. Roy Trust Dated September 4, 2009
   The name of the Grantor: TRIXIE D. ROY.
2. The name of the currently acting Trustees of the trust: TRIXIE D. ROY and DAVID P. ROY.
3. The Trustees may exercise, without prior approval from any court, all the powers conferred by the trust agreement and any powers conferred by law, including, without limitation, those powers set forth in the Tennessee Fiduciaries' Powers Act.
4. The trust is revocable until the death of the Grantor. During the Grantor's life, she may revoke the Trust.
5. There are no other acting Trustees other than TRIXIE D. ROY and DAVID P. ROY.
6. The named Successor Trustees are:
   a. If both Trustees are unable to serve, then Joshua J. Roy shall serve as Successor Trustee;
   b. If Joshua J. Roy is unable to serve, then Tiffany M. Orgill shall serve as Successor Trustee;
   c. If Tiffany M. Orgill is unable to serve, then Mikel D. Roy shall serve as Successor Trustee
7. The trust qualifies as a "Grantor Trust" under Sections 671 to 677 of the Internal Revenue Code so that, for federal income tax purposes, TRIXIE D. ROY, will be treated as the owner during her lifetime.
8. The taxpayer identification number of the trust is TRIXIE D. ROY's Social Security number.
9. Assets owned by the trust should be titled as follows: "Trixie D. Roy and David P. Roy, Trustees of the Trixie D. Roy Trust dated September 4, 2009."
10. The undersigned Trustees state that, to the best of the Trustees' knowledge, the trust has not been revoked, modified or amended in any manner that would cause the representations in this Affidavit of Trust to be incorrect.
11. All other trust provisions are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustee.
12. Neither Trustee hereinbelow has resigned.
13. The Trustees may also be referred to as Co-Trustees.
14. Trixie D. Roy and David P. Roy, Trustees of the Trixie D. Roy Trust dated September 4, 2009, are one and the same as "Trixie D. Roy, Trustee, and David P. Roy, Trustee, of Trixie D. Roy Trust dated September 4, 2009" and "Trixie D. Roy, Co-Trustee, and David P. Roy, Co-Trustee, of Trixie D. Roy Trust dated September 4, 2009."
15. The undersigned Affiants are currently the acting Trustees of the trust and declare that the foregoing statements and any attached exhibits are true and correct, under penalty of perjury.

This Affidavit of Trust is dated effective as of February 24, 2023.

Trixie D Roy

TRIXIE D. ROY, Trustee of the Trixie D. Roy Trust dated September 4, 2009, AFFIANT

DAVID P. ROY, Trustee of the Trixie D. Roy Trust dated September 4, 2009, AFFIANT

STATE OF Colorado

COUNTY OF El Paso

I HEREBY CERTIFY, that on the 22 day of **February 2023**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Trixie D. Roy, Trustee of the Trixie D. Roy Trust Dated September 4, 2009** known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

Christine Fritzke

NOTARY PUBLIC
COMMISSION EXPIRATION: 5/15/2024

CHRISTINE FRITZKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204016970
MY COMMISSION EXPIRES MAY 15, 2024

STATE OF Colorado

COUNTY OF El Paso

I HEREBY CERTIFY, that on the 22 day of **February 2023**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **David P. Roy, Trustee of the Trixie D. Roy Trust Dated September 4, 2009** known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

Christine Fritzke

NOTARY PUBLIC
COMMISSION EXPIRATION: 5-15-2024

CHRISTINE FRITZKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204016970
MY COMMISSION EXPIRES MAY 15, 2024

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **February 24, 2023** (date of document).

Cindy S. Smith, Affiant

02/27/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 27th day of February, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026