This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20404-MC

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20404-MC

Karen Johnson Davidson County
Batch# 977657 DEEDWARR
03/07/2023 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230307-0016220

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 6-9-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rozalind Ruth 4813 Jeffery Drive Nashville, TN 37211	CMG Mortgage, Inc. 3160 Crow Canyon Road 400 San Ramon, CA 94583	134 13 0 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tommy D. Gentry and Janys L. Gentry, Co-Trustees of The Tommy D. and Janys L. Gentry Revocable Living Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rozalind Ruth, an unmarried woman,** hereinafter called the Grantee(s), his/her/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. 99 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, page 34, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tommy D. Gentry, Trustee and Janys L. Gentry, Trustee of the Tommy D. and Janys L. Gentry Revocable Living Trust, by Warranty Deed from Tommy D. Gentry and wife, Janys L. Gentry, of record in Instrument No. 20130913-0096780, in the Register's Office of Davidson County, Tennessee, dated July 25, 2006 and recorded on September 13, 2013. See Certificate of Trust recorded in Instrument No. 20130913-0096781.

This is ☒ improved or ☐ unimproved property located at: **4813 Jeffery Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2023.

GRANTOR:

The Tommy D. and Janys L. Gentry Revocable Living Trust

Tommy D Gentry

By: _____
Tommy D. Gentry, Co-Trustee

Janys L. Gentry

By: _____
Janys L. Gentry, Co-Trustee

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF Lincoln

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Tommy D. Gentry, Co-Trustee and Janys L. Gentry, Co-Trustee** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they is the Co-Trustee of The Tommy D. and Janys L. Gentry Revocable Living Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of March, 2023.

CHANTA PULLIAM
Notary Public - Arkansas
Jefferson County
Commission 12711198
My Commission Expires Jul 7, 2030

Chanta Pulliam
Notary Public
My Commission expires: July 7, 2030

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 3/3/23.

Affiant Signature

3/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of March, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

