Karen Johnson Davidson County
Batch# 979087 DEEDQC
03/09/2023 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230309-0017207

PREPARED BY:
Residential and Commercial Title
Daniel Wischhof, Attorney
124 Long Hollow Pike
Goodlettsville, TN 37072

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9TH DAY OF MARCH 2023

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-09-2024

ADDRESS NEW OWNER:
SHERRELYN P. DAVIS
5334 Lee Cline Road
Conover, NC 28613

SEND TAX BILLS TO:
Same as New Owner

TAX MAP/PARCEL NO:
050 14 0 004.00
060 02 0 032.00
050 14 0 163.00

TRUSTEE'S DEED

KNOW ALL BY THESE PRESENTS: That whereas the within property is held by the Trustees of the Sherrel Presson and Joyce S. Presson Joint Trust Agreement dated October 9, 1997, and whereas said Trust directs that upon the death of Sherrel Presson, the within named Sherrelyn P. Davis shall act as Successor Trustee; that Joyce S. Presson died on June 17, 2006 and Sherrel Presson died on March 15, 2022; and that the Trust, as amended by a First Amendment dated January 10, 2019, directs that upon the death of Sherrel Presson the assets of the Trust shall be distributed to Sherrelyn P. Davis;

Now, then **I, SHERRELYN P. DAVIS, TRUSTEE OF THE SHERREL PRESSON AND JOYCE S. PRESSON JOINT TRUST DATED OCTOBER 9, 1997, Grantor**, grant and convey to **SHERRELYN P. DAVIS, Grantee**, the following described real property:

Tract 1 – Map & Parcel 050 14 0 004.00

Land in Davidson County, Tennessee, BEING Lot No. 731 on the Plan of Parkwood Estates, Section IV, of record in Plat Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sherrel Presson and wife, Joyce S Presson, Trustees of the Sherrel Presson and Joyce S. Presson Joint Trust Agreement, by Successor Trustee's Deed from Daniel L. Wischhof, Successor Trustee, of record in Instrument No. 20051104-0133763, Register's Office for Davidson County, Tennessee

This is Improved Property Known As: 3203 Healy Drive, Nashville, TN 37207.

Tract 2 – Map & Parcel 060 02 0 032.00
Land in Davidson County, Tennessee, BEING Lot No. 55 on the Plan of Parkwood Estates, Section I, of record in Book 2900, page 119, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Trustees of the Sherrel Presson and Joyce S. Presson Joint Trust Agreement dated October 9, 1997, by Quitclaim Deed from Sherrel Presson and wife, Joyce S Presson, of record in Book 11000, Page 710, Register's Office for Davidson County, Tennessee

This is Improved Property Known As: 3113 Spears Road, Nashville, TN 37207.

Tract 3 – 050 14 0 163.00
Land in Davidson County, Tennessee, BEING Lot No. 343 on the Plan of Section Two, Parkwood Estates, of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 343 fronts 70.0 feet on the northwesterly margin of Wilmoth Court and extends back 140.8 feet on the northeasterly line and 117.9 feet on the southwesterly line to a broken line in the rear, measuring 103.3 feet thereon.

Being the same property conveyed to Trustees of the Sherrel Presson and Joyce S. Presson Joint Trust Agreement dated October 9, 1997, by Quitclaim Deed from Sherrel Presson and wife, Joyce S Presson, of record in Book 11000, Page 728, Register's Office for Davidson County, Tennessee

This is Improved Property Known As: 3203 Wilmoth Court, Nashville, TN 37207.

I grant to said Grantee all right, title and interest of said Trust in and to the within property as fully as I as Trustee can or should do; and said Trust shall warrant title to the said property to said Grantee against all claims made by, through, or under me as said Trustee, but not further or otherwise.

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is subject to taxes for the year 2023.

Witness my hand and seal on this the 8th day of March 2023.

Sherrelyn P. Davis

SHERRELYN P. DAVIS, TRUSTEE
OF THE SHERREL PRESSON AND JOYCE S. PRESSON
JOINT TRUST DATED OCTOBER 9, 1997

STATE OF North Carolina
COUNTY OF Brunswick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHERRELYN P. DAVIS, TRUSTEE OF THE SHERREL PRESSON AND JOYCE S. PRESSON JOINT TRUST DATED OCTOBER 9, 1997** and the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and

who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of March 2023.

Notary Public

My Commission Expires: 2-8-2028

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 8TH & 9TH day of MARCH, 2023.

Date: 3-9-2023

Daniel L. Wischhof

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 9TH day of MARCH, 2023.

Theresa C. Richardson

(SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 7/9/2024