STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 986794 DEEDWARR
03/30/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20230330-0023152

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of March, 2023.

Notary Public
MY COMMISSION EXPIRES: 9/7/2026
File No. G23-18217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Catherine M. Maurer and John Maurer (NAME)	Same as New Owner (NAME)	042-11-0B-118.00 CO
166 Heritage Trace Drive (STREET ADDRESS)	166 Heritage Trace Drive (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jonathan Bartley Rolen, Chief Executive Officer of Southeastern Trust Company,LLC, Trustee of the Julia N. Arvidson *Irrevocable Trust dated October 7, 2022,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine M. Maurer, and John Maurer,** 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, described as follows, to-wit:

Being Apartment Unit No. 166 of Heritage Village Condominiums created under Title 66, Section 27-101. et seq. as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and in Book 6380, Page 989, Book 6418, Page 473, supplemented and amended by Instrument of record in Book 6484, Page 287, Book 9256, Page 848, Instrument No. 20031229-0183195, and instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made of the Plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Southeastern Trust Company, LLC, Trustee of the Julia N. Arvidson Irrevocable Trust u/a/d October 7, 2022 by Quitclaim Deed from Julia N. Arvidson, dated 12/1/2022 and recorded 12/19/2022 in Instrument No. 20221219-0130565; and being the same property previously conveyed to Julia N. Arvidson by Trustee's Quitclaim Deed from Stephen E. Nichols, Trustee of the Evan H. Nichols Generation Skipping Trust u/a/d October 14, 1999, dated 11/19/2022 and recorded 11/22/2022 in Instrument No. 20221122-0123468; and being the same property previously conveyed to Stephen E. Nichols, Trustee of the Evan H. Nichols

Generation Skipping Trust u/a/d October 14, 1999 by Warranty Deed from Connie Nicholson, a single man, dated 9/28/2018 and recorded 9/28/2018 in Instrument No. 20180928-0096578, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 166 Heritage Trace Drive, Madison, TN 37115.

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.

Witness my/our hand(s) this 24th day of March, 2023.

Southeastern Trust Company,LLC, Trustee of the Julia N. Arvidson Irrevocable Trust dated October 7, 2022

By: _____
Jonathan Bartley Rolen, Chief Executive Officer

STATE OF Tennessee
COUNTY OF Hamilton }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jonathan Bartley Rolen, Chief Executive Officer of Southeastern Trust Company,LLC, Trustee of the Julia N. Arvidson** dated October 7, 2022, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Chief Executive Officer of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of March, 2023.

Alisa Gail Bickford
STATE OF TENNESSEE NOTARY PUBLIC
County of Hamilton

Notary Public My Commission Expires: 01-14-2025

**Irrevocable Trust

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Holly A. Mason, 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 March 24, 2023.

Affiant Signature

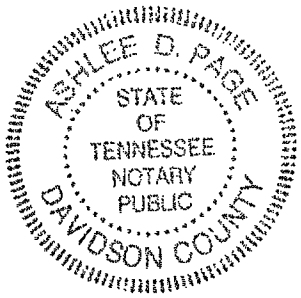
3/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of March, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/07/2026