Karen Johnson Davidson County
Batch# 990031 DEEDWARR
04/10/2023 02 48.03 PM 3 pgs
Fees $17 00 Taxes $0.00
20230410-0025984

This Instrument Prepared by.

Resurgam Law, PC
P.O. Box 120495
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS.
Victoria D. Silver 771 Westcott Lane Nolensville, TN 37135	Victoria D. Silver 771 Westcott Lane Nolensville, TN 37135	Map: 187-05-0A-155.00-CO Parcel: 187-05-0A-155.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY DOLLARS ($50.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kenneth Ray Silver and Victoria D. Silver,

HEREINAFTER CALLED THE GRANTORS, FIRST RESERVING UNTO KENNETH RAY SILVER A LIFE ESTATE IN THE PROPERTY HEREIN CONVEYED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victoria D. Silver,

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, THE SAME BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 155 of the Plan of Final Plat of Burkitt Springs Phase 3 of record in Plat at Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170209-0013607, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

For informational purposes only, subject property address is known as: 771 Westcott Lane, Nolensville, Tennessee 37135.

Being the same property conveyed to Gloria V. Flaherty and Marta Fugett, as trustee of the Martha Rodriguez Irrevocable Trust Agreement, dated September 18, 2012 by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180423-0038043 Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded on April 23, 2018. (Value of consideration shown in aforementioned deed $280,525.00)

Gloria V. Flaherty formerly listed in the trust is now "Gloria Gleason" her married name and Marta Fugett's name says Martha Fugett on her ID. She goes by Marta.

Being the same property conveyed to Kenneth Ray Silver and Victoria D. Silver, husband and wife, by Warranty Deed from Gloria V. Flaherty and Marta Fugett, as trustees of the Martha Rodriguez Irrevocable Trust Agreement dated September 18, 2012, dated March 14, 2022 and recorded March 25, 2022, of record in Instrument 20220325-0034864, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

Grantee shall assume real estate taxes for the calendar year, 2023.

This is improved property known as 771 Westcott Lane, Nolensville, TN 37135.

Witness my hand this 22, day of March, 2023.

KENNETH RAY SILVER

Victoria D. Silver
VICTORIA D. SILVER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, KENNETH RAY SILVER, the within named bargainers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS MY HAND and official seal this 22 day of March, 2023.

ANDREW ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 3/6/24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, VICTORIA D. SILVER, the within named bargainers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS MY HAND and official seal this 22 day of March, 2023.

NOTARY PUBLIC
My Commission Expires: 3/6/24

ANDREW ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value of the property, whichever is greater, for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me this 22 day of March, 2023.

NOTARY PUBLIC
My Commission Expires: 3/6/24

ANDREW ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON