Karen Johnson Davidson County
Batch# 1011771 DEEDWARR
06/06/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20230606-0042908

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-05-519
Parcel ID: 116 08 0C 065.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
The Brinks Living Trust, Amended and Restated in its Entirety U/A/D July 18, 2014 65 Revere Park Nashville, TN 37205	New Owner	Map/Parcel 116 08 0C 065.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott F. Siman and Teresa B. Siman, Trustees of The Casa Community Property Trust dated November 10, 2017** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Heinrich A. Brinks and Camille M. Brinks, Co-Trustees of The Brinks Living Trust, Amended and Restated in its Entirety U/A/D July 18, 2014**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 65 Revere Park, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 65 on the Revision No. 2, Sugartree, Phase 2, as of record in Book 4860, Pages 79 and 80, amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5122, Page 326, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and in Book 5238, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Scott F. Siman and wife, Teresa B. Siman, by Warranty Deed from Alvin A. Stillman and wife, Ann B. Stillman, of record in Instrument No. 20120731-0067583, in the Register's Office of Davidson County, Tennessee, dated July 20, 2012, and recorded on July 31, 2012.
>
> Being the same property conveyed to Scott F. Siman and Teresa B. Siman, Trustees of the Casa Community Property Trust dated November 10, 2017, by Quitclaim Deed from Scott F. Siman and Teresa B. Siman, of record in Instrument No. 20171116-0117608, in the Register's Office of Davidson County, Tennessee, dated November 10, 2017, and recorded on November 16, 2017.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of June, 2023.

The Casa Community Property Trust dated November 10, 2017

By: Scott F. Siman, Trustee
Scott F. Siman, Trustee

By: Teresa B. Siman, Trustee
Teresa B. Siman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2023, before me personally appeared Scott F. Siman and Teresa B. Siman, Trustees of The Casa Community Property Trust dated November 10, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5 day of June, 2023

Notary Public
My commission expires: 05·21·2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 June 5, 2023.

Date

Holly Ray

Affiant Signature

June 5th, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of June, 2023

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

