Karen Johnson Davidson County
Batch# 1014505 DEEDWARR
06/13/2023 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20230613-0045016

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2023.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Micah McBrine	**JPMorgan Chase Bank, N.A.,**	**07514003800**
8123 Luree Ln	**3415 Vision Dr**	
Hermitage, TN 37076	**Columbus, OH 43219**	

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 HEREBY ACKNOWLEDGE, WE,

Patricia Gilliam Daley and David T. Gilliam as Successor Co-Trustees, under the terms of The Gilliam Trust dated 12/08/00, a revocable living trust.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Micah McBrine, an unmarried person

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, being Lot No. 108, on the Map of Hermitage Estates Subdivision, of record in Book 3300, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Addie Mable C. Gilliam, Trustee in trust for the benefit of Mable Gilliam, under the terms of The Gilliam Trust dated 12/08/00, a revocable living trust, by Quitclaim Deed from Mable Gilliam, dated December 8, 2000, of record in Instrument No. 20001227-0126055, in the Register's Office for Davidson County, Tennessee. Addie Mable C. Gilliam having since died on 2/25/2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 8123 Luree Ln, Hermitage, TN 37076.

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 in 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. 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.

Patricia Gilliam Daley Date: 6/8/2023
Patricia Gilliam Daley
as Successor Co-Trustee, under the terms of The Gilliam Trust dated 12/08/00,
a revocable living trust

STATE OF Tennessee

COUNTY OF Knox

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Patricia Gilliam Daley** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Successor Co-Trustee under the terms of The Gilliam Trust dated 12/08/00, a revocable living trust and that she is authorized by The Gilliam Trust dated 12/08/00, a revocable living trust to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of June, 2023.

K Schamp
NOTARY PUBLIC

My Commission Expires: 9-7-2025

K SCHAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

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 in 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. 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.

Date: 6/8/2023

David T. Gilliam
as Successor Co-Trustee, under the terms of The Gilliam Trust dated 12/08/00,
a revocable living trust

STATE OF Kentucky

COUNTY OF Allen

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **David T. Gilliam** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Successor Co-Trustee under the terms of The Gilliam Trust dated 12/08/00, a revocable living trust and that he is authorized by The Gilliam Trust dated 12/08/00, a revocable living trust to execute this instrument on its behalf.

Witness my hand, at office, this 8 day of June, 2023.

Walter D. Mabone II
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP20451
MY COMMISSION EXPIRES December 28, 2024

NOTARY PUBLIC

My Commission Expires: 12/28/2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/8/23 (date of document).

Jennifer Russell
Affiant Signature

6/13/23
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 13th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL