WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1028661 DEEDWARR
07/20/2023 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20230720-0056013

SHAUNA DANIELS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-060517

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard S. Waters and Debra T. Waters	Richard S. Waters and Debra T. Waters	
(NAME) 3040 Jenry Drive	(NAME) 3040 Jenry Drive	085-11-0-064
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES PATRICK ROLLINS, SUCCESSOR TRUSTEE OF THE MARY ELLEN DAVENPORT REVOCABLE LIVING TRUST AGREEMENT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD S. WATERS AND DEBRA T. WATERS, HUSBAND AND WIFE,** 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. 61, on the Plan of Stanford Club Estates, Section 3, as shown on plat of record in Plat Book 2900, Page 67, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Billy E. Davenport and wife, Mary M. Davenport by Warranty Deed from Carl Batson and wife, Bettye H. Batson, dated 07/16/1960, of record in Book 3100, Page 431, Register's Office for Davidson County, Tennessee.

The said Billy E. Davenport died on 08/15/1983, leaving the said Mary M. Davenport the sole surviving

tenant by the entirety.

Being the same property conveyed to Mary Ellen Davenport, Trustee U/A/D 01/12/2004, of the Mary Ellen Davenport Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by Quitclaim Deed from Mary M. Davenport, dated 01/12/2004, of record in Instrument 20040204-0013341, Register's Office for Davidson County, Tennessee.

The said Mary Ellen Davenport died on 01/08/2023, leaving the said Successor Trustee for the Mary Ellen Davenport Revocable Living Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3040 Jenry Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hand(s) this the 19th day of July, 2023

The Mary Ellen Davenport Revocable Living Trust Agreement

BY: _____
James Patrick Rollins
Successor Trustee

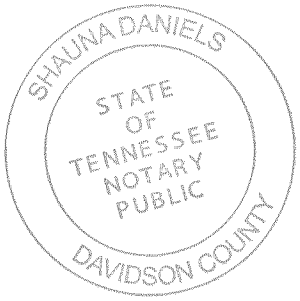
STATE OF TN.
COUNTY OF Davidson

On this 19th day of July, 2023, before me personally appeared James Patrick Rollins, Sucessor Trustee for The Mary Ellen Davenport Revocable Living Trust Agreement to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 19th day of July, 2023.

Commission Expires: 9/8/25

Shauna Daniels
Notary Public



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 July 19, 2023.

Affiant
Date: July 20, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of July 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY