RECORD AND RETURN TO
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No. QTN-16195-2023

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-CR-23-217

Karen Johnson Davidson County
Batch# 1030278 DEEDWARR
07/25/2023 10 47 33 AM 2 pgs
Fees $13 00 Taxes $2,960 00

20230725-0057242

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2023

NOTARY PUBLIC

My commission expires 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Atwood and Sara C Atwood 217 Baskin Dr Nashville, TN 37205	Same address as new owner	129-02-0-033.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THOUSAND AND 00/100 Dollars ($800,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS F. SIAMI, SUCCESSOR TRUSTEE OF THE ELIZABETH P. GOBBEL REVOCABLE TRUST ESTABLISHED JUNE 5, 2007 DATED DECEMBER 3, 2012**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL ATWOOD AND SARA ATWOOD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 934 on the Plan of West Meade Farms, Inc., Section XII, of record in Book 2331, page 111, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Elizabeth P. Gobbel, Trustee of the Elizabeth P. Gobbel Revocable Trust established June 5, 2007, from Thomas F Siami, Successor Trustee of the Walter G Gobbell, Jr., Revocable Trust established June 5, 2007, as to his one-half undivided interest, by Quitclaim Deed dated March 22, 2018 and recorded March 22, 2018 in Instrument #20180322-0027222, said Register's Office

Being the same property conveyed to Walter G. Gobbell, Jr , Trustee of the Walter G Gobbel, Jr., Revocable Trust Established June 5, 2007, and Elizabeth P. Gobbel, Trustee of the Elizabeth P. Gobbel Revocable Trust established June 5, 2007, from Walter G Gobbell, Jr , and Elizabeth P Gobbell, Trustees of the Walter C Gobbel, Jr , and Elizabeth P Gobbel Joint Revocable Living Trust Agreement, by Quitclaim Deed dated June 5, 2007 and recorded June 8, 2007 in Instrument #20070608-0069136, said Register's Office

Being the same property conveyed to Walter G Gobbel, Jr., and wife, Elizabeth P. Gobbel, Trustees

U/A/D Aug 01 1996, and any amendments thereto, from Walter G. Gobbel, Jr , and wife, Elizabeth Prather Gobbel, individually, by Quitclaim Deed dated August 1, 1996 and recorded August 6, 1996 in Book 10147, page 417, said Register's Office.

Being the same property conveyed to Walter G Gobbel, Jr , and wife, Elizabeth Prather Gobbel, from J M Medlin and A B. Ivey by Warranty Deed dated November 8, 1956 and recorded November 13, 1956, of record in Book 2600, page 539, in the Register's Office for Davidson County, Tennessee

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as· 217 Baskin Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of July, 2023

GRANTOR(S)

the Elizabeth P. Gobbel Revocable Trust established June 5, 2007 dated December 3, 2012

By: _____
Thomas F. Siami, Successor Trustee

STATE OF TENNESSEE ·
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Thomas F Siami, who represented himself to be the Successor Trustee of the Elizabeth P. Gobbel Revocable Trust established June 5, 2007 dated December 3, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said Successor Trustee on behalf of the Elizabeth P Gobbel Revocable Trust established June 5, 2007 dated December 3, 2012

WITNESS my hand and seal, this the 20th day of July 2023



_____
Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires 11.28.26