Karen Johnson Davidson County
Batch# 1031315 **DEEDWARR**
07/27/2023 10:15:46 AM 8 pgs
Fees $43 00 Taxes $1,184 00

20230727-0057928

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$320,000.00** (Three Hundred Twenty Thousand)

AFFIANT

Subscribed to and sworn before me this 26th day of July, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES Jan 8, 2024

(NOTARY SEAL)

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT PREPARED BY**
**AND PLEASE RETURN TO:**
**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Monica Ann Coode<br>8207 Sawyer Brown Road, Apt. H-1<br>Nashville, TN 37221 | | 142010A04900CO |

# WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **BRENNER L. MCDONALD, SUCCESSOR TRUSTEE OF THE GUSTAVE REVOCABLE LIVING TRUST, DATED APRIL 17, 2015,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MONICA ANN COODE, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT·

**Unit No. H-1, together with the carport designated No. H-1-C, in River Plantation, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4562, page 474, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section One, Condominium Apartments, contained in the Mater Deed and By-Laws appended thereto, recorded in Book 4562, page 474, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.**

**Being the same property conveyed to Lynne Atkins Gustave, Trustee of the Gustave Revocable Living Trust, dated April 17, 2015, by deed from Lynne Atkins Gustave a/k/a Lynne A. Gustave, of record in Instrument No. 20150424-0037010, dated April 17, 2015 and recorded April 24, 2015, Register's Office for Davidson County, Tennessee. Lynne Atkins Gustave having since ceased to serve as Trustee and being replaced by Brenner L. McDonald, Successor Trustee. Memorandum of Trust having been attached hereto and incorporated herein by reference as Exhibit "A".**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| | | |
|---|---|---|
| This is· | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as<br>**8207 SAWYER BROWN ROAD, APT. H-1**<br>**NASHVILLE, TN 37221** |

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever Whenever 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,** this 21st day of July 2023

**The Gustave Revocable Living Trust dated April 17, 2015**

Brenner L. McDonald, Successor Trustee

**By: Brenner L. McDonald, Successor Trustee**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 21st day of July 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brenner L. McDonald** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Successor Trustee of the Gustave Revocable Living Trust dated April 17, 2015, and in her capacity as such Successor Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 21st day of July 2023.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Exhibit "A"

# MEMORANDUM OF TRUST

**THIS MEMORANDUM OF TRUST** made this 11th day of July, 2023, by Brenner L McDonald, Trustee of the LYNNE ATKINS GUSTAVE REVOCABLE LIVING TRUST dated April 17, 2015

**WITNESSETH THAT:**

1 On April 17, 2015, Grantor entered into a revocable living trust known as the LYNNE ATKINS GUSTAVE REVOCABLE LIVING TRUST.

2 This Memorandum of Trust is executed as evidence of the existence of the LYNNE ATKINS GUSTAVE REVOCABLE LIVING TRUST, the terms and conditions of which are hereby incorporated herein by this reference This Memorandum of Trust is executed also to evidence the following person who is named as successor trustee to serve upon the resignation of disability as certified by a physician's statement of the initial trustee named below in the order presented:

"The name of the currently acting Trustee of the trust. LYNNE ATKINS GUSTAVE.

The names of the successor Trustees who shall serve in the order named upon the resignation or disability as certified by a physician's statement of the currently acting Trustee.

First, BRENNER L MCDONALD; and then
Second, John J. Hollins, Jr "

3. Said LYNNE ATKINS GUSTAVE REVOCABLE LIVING TRUST grants to the Trustee all of the powers conferred by law, including, without limitation, those powers set forth in Tenn Code Ann. §§ 35-50-110 and 35-15-815, in effect as of the date of execution of the trust, all of which are incorporated herein by reference. The trust provides that a person is considered incapacitated whenever two licensed physicians give the opinion that the individual is unable to effectively manage his or her property or financial affairs, whether as a result of age; illness; use of prescription medications, drugs, or other substances; or any other cause.

4. The Grantor and Original Trustee, LYNNE ATKINS GUSTAVE, having since been declared incapacitated by two licensed physicians, the letters by said physicians being attached hereto, and successor Trustee Brenner L. McDonald replaces Lynne Gustave Atkins as Trustee of the LYNNE ATKINS GUSTAVE REVOCABLE LIVING TRUST dated the 17th day of April, 2015.

5. Any person may rely on this Memorandum of Trust as proof of the existence of said Trust and is relieved of any obligation to verify that any transaction entered into by the Trustee is consistent with the terms and conditions of said trust

A photocopy of this Memorandum of Trust shall be valid as the original, and may be relied upon to the same extent as the original.

**IN WITNESS WHEREOF**, the Trustee and the beneficiaries of the trust have signed this Memorandum of Trust under seal the day and year so written.

Brenner L. McDonald
BRENNER L. MCDONALD, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENNER L. McDONALD, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Trustee of the LYNNE ATKINS GUSTAVE REVOCABLE LIVING TRUST, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office at Nashville Davidson County, Tennessee on this the 13th day of July, 2023

Notary Public

My Commission Expires:

11-3-2025

HELEN JULIANNE LACKEY ANGELOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Blythe L Exton, to me known to be a Beneficiary in the above instrument and who acknowledges that she executed the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and seal this the 14th day of July, 2023.

BLYTHE L. EXTON, Beneficiary

Notary Public
My Commission Expires 3/9/27

JOSEPH RANEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

**STATE OF** Florida )
**COUNTY OF** Walton )

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Mark M. Gustave, to me known to be a Beneficiary in the above instrument and who acknowledges that he executed the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and seal this the _____ day of July, 2023.

MARK M. GUSTAVE, Beneficiary

LEIA BURKEEN
Notary Public - State of Florida
Commission # HH 285082
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Notary Public
My Commission Expires: Jul 7, 2026

VANDERBILT HEALTH

Vanderbilt Neurology
1301 Medical Center Dr
Suite 3930
Nashville TN 37232

Ms. Lynne A. Gustave
124 Harpeth Trace Dr
Nashville TN 37221

Re Lynne Gustave
Date of birth 9/10/1937

To whom it may concern

I am writing this letter at the request of the family of Lynne Gustave in order to assist providing appropriate medical care

This will confirm that I, Lealani Mae Acosta, MD, MPH, a physician licensed to practice medicine in the state of Tennessee, have examined the patient on 8/24/2022

Based on my most recent assessment of this patient, I have diagnosed her as having dementia, which impairs her ability to make and communicate decisions independently

Sincerely,

Lealani Mae Acosta, M.D , M.P.H.
Assistant Professor of Neurology

Vanderbilt University Medical Center
Department of Neurology
c/o Dr Leah Acosta
A-0118 Medical Center North
Nashville, TN 37232-2551
Phone 615-936-0060
Fax 615-343-3946

**GUSTAVE, Lynne A (id #1226067, dob: 09/10/1937)**

Saint Thomas Medical Partners

## Neurology - West

Ascension Medical Group Saint Thomas Neurology Bellevue
5700 Temple Road
NASHVILLE, TN 37221-4223
Phone: (629) 208-6160, Fax: (629) 208-6161

Lynne Gustave
124 Harpeth Trace Summit
Nashville, TN 37221

Date: 08/31/2022

RE Lynne Gustave, DOB. 09/10/1937, PT ID #1226067

To Whom it May Concern

Lynne Gustave is a patient in my neurology clinic with progressive dementia. Unfortunately, her cognitive function has declined to the point that I do not feel she is competent to make fully informed financial or legal decisions.

Sincerely,



Electronically Signed by. BRETT PARKER, MD