2023-0764

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16055-BW

Karen Johnson Davidson County
Batch# 1033385 DEEDWARR
08/02/2023 08:27:30 AM 6 pgs
Fees: $33.00 Taxes: $1,145.15
20230802-0059487

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 309,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES: 9/22/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Eastwood	New Owner	
3132 Ironwood Dr		096-10-0-302.00
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **John S. Bruck and Lisa M. Bruck, Trustees of the Bruck Family Revocable Trust U/A/D January 25, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Valerie E. Eastwood, a single 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. 784 on the Plan of CloverHill, Section No. X of record in Plat Book 2331, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John S. Bruck and Lisa M. Bruck, Trustees of the Bruck Family Revocable Trust U/A/D January 25, 2019 by Warranty deed from Oley, Inc., a Tennessee Corporation of record in Instrument No. 20200121-0006837 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 21, 2020. (Value of consideration shown in aforementioned deed $187,000.00.)

*See "Exhibit A"

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3132 Ironwood Dr, Nashville, TN 37214**

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 our hands this the 26 day of July, 2023.

Bruck Family Revocable Trust U/A dated January 25, 2019

BY: _____, Trustee
John S. Bruck, Trustee

BY: _____, Trustee
Lisa M. Bruck, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John S. Bruck** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Bruck Family Revocable Trust,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John S. Bruck** as such **Trustee**.

Witness my hand and official seal this the 26 day of July, 2023.

My Commission expires: 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa M. Bruck** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Bruck Family Revocable Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Lisa M. Bruck** as such **Trustee**.

Witness my hand and official seal this the 26 day of July, 2023.

My Commission expires: 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

"Exhibit A"

CERTIFICATE OF TRUST

The undersigned Trustees, being first duly sworn, on oath state:

1. The name of the trust is: **Bruck Family Revocable Trust U/A dated January 25, 2019**

2. The date of the trust instrument is: **January 25, 2019**

3. The name of the original trustee(s) is/are: **John S. Bruck and Lisa M. Bruck**

4. The Trust Identification No. is __

5. Trust assets shall be titled as: **Bruck Family Revocable Trust U/A dated January 25, 2019**

6. The trustee is authorized by the instrument to acquire, sell convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in the Trust name.

7. The trust instrument has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect.

8. Any person may rely upon this Certificate of Trust as proof of the existence of the Trust, and is relieved of any obligation or duty to verify that any transaction entered into by the Trustees are consistent with the terms and conditions of the Trust.

9. This Certificate of Trust is executed as evidence of the existence of the Trust, the terms and conditions of which are incorporated herein by reference. By the terms of the Trust, in the event of the death, resignation, or incapacity of the Original Trustee, the Successor trustee(s) shall become acting trustee(s) without further act, bond, or order.

The statements contained in the Trust Certificate are true and correct and there are no other provisions in the trust instrument, or amendments to it, that limit the powers of the trustees to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property.

Date: 7-26-2023

Signature of Trustee: _____ Trustee

Print Name: John S. Bruck

Date: 7-26-2023

Signature of Trustee: _____ Trustee

Print Name: Lisa M Bruck

"Exhibit A"

CERTIFICATE OF TRUST

The undersigned Trustees, being first duly sworn, on oath state:

1. The name of the trust is: **Bruck Family Revocable Trust U/A dated January 25, 2019**

2. The date of the trust instrument is: **January 25, 2019**

3. The name of the original trustee(s) is/are: **John S. Bruck and Lisa M. Bruck**

4. The Trust Identification No. is 296 54 5296.

5. Trust assets shall be titled as: **Bruck Family Revocable Trust U/A dated January 25, 2019**

6. The trustee is authorized by the instrument to acquire, sell convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in the Trust name.

7. The trust instrument has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect.

8. Any person may rely upon this Certificate of Trust as proof of the existence of the Trust, and is relieved of any obligation or duty to verify that any transaction entered into by the Trustees are consistent with the terms and conditions of the Trust.

9. This Certificate of Trust is executed as evidence of the existence of the Trust, the terms and conditions of which are incorporated herein by reference. By the terms of the Trust, in the event of the death, resignation, or incapacity of the Original Trustee, the Successor trustee(s) shall become acting trustee(s) without further act, bond, or order.

The statements contained in the Trust Certificate are true and correct and there are no other provisions in the trust instrument, or amendments to it, that limit the powers of the trustees to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property.

Date: 7-26-2023

Signature of Trustee: _____ Trustee

Print Name: John S. Bruck

Date: 7-26-2023

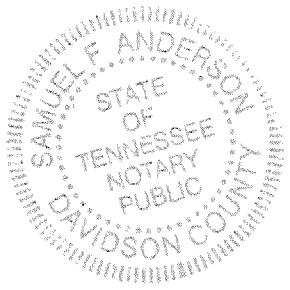
Signature of Trustee: _____ Trustee

Print Name: Lisa M Bruck

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **John S. Bruck and Lisa M. Bruck**, Trustee the within named bargainor, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal this 26 day of July, 2023.



Notary Public
My commission expires: 9/2/24

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/26/23 (date of document).

Affiant Signature

8/1/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON