Karen Johnson Davidson County
Batch# 1048750 DEEDWARR
09/12/2023 09:40 14 AM 2 pgs
Fees $13 00 Taxes $1,942 50
20230912-0071420

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845639**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whic for this transfer is $525,000 00 Affiant Subscribed and sworn to before me, this 11th day of September, 2023 Notary Public My Commission Expires

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner Richard Fenner Cummins Jr Revocable Trust 803 Kendall Drive Nashville TN 37209	Send Tax Bills To New Owner	Tax Information Tax Parcel ID 103 10 0 008 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Echols, Jr., Executor for the Estate of Marcia Austin Echols, Robert L. Echols, Jr., Successor Trustee of the Marcia Austin Echols Revocable Trust, and Robert L Echols, Jr., Trustee of the John Austin Echols Trust** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Richard Fenner Cummins Jr., Trustee of the Richard Fenner Cummins Jr. Revocable Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee being Lot No 45, on the Plan of Section 4, Brookside Courts, Addition No 4, as shown on plat of record in Plat Book 2083, Page 59, expanded in Instrument No 20020621-0075160, in the Register's Office for Davidson County, Tennessee, described as follows

Said Lot No 45 which is a corner lot, fronts 141 8 feet on the Northwesterly margin of Docshill Drive and fronts 75 feet on the Northeasterly margin of Kendall Drive said frontages being joined by a curve having a length of 39 26 feet and extends back 165 8 feet on the Northeasterly line and 69 2 feet on the Northwesterly line to a point of intersection

Being the same property conveyed to Marcia Austin Echols, a married woman by Warranty Deed from Chandra K McCall, a married woman, of record in Instrument No 20050421-0044372, in the Register's Office for Davidson County, Tennessee, dated April 18, 2005 and recorded on April 21, 2005 The said Marcia Austin Echols died on June 18, 2023, testate, devising subject property to the Marcia Austin Echols Revocable Trust, Robert L Echols, Jr , Trustee The John Austin Echols Trust was created within the Marcia Austin Echols Revocable Trust Robert L Echols, Jr is the Trustee of the John Austin Echols Trust See also Probate Case No 23P1423, Davidson County Circuit Court

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2023 and thereafter, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 4, Brookside Courts, Addition No 4, as recorded in Plat Book 2083, Page(s) 59

Easement recorded in Instrument No 20020621-0075160

This is improved property located at 803 Kendall Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2023

Estate of Marcia Austin Echols

BY _____
Robert L Echols, Jr , Executor

Marcia Austin Echols Revocable Trust

BY _____
Robert L Echols, Jr , Successor Trustee

John Austin Echols Trust

BY _____
Robert L Echols, Jr , Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L Echols, Jr , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor for the Estate of Marcia Austin Echols, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 11th day of September, 2023

_____
Notary Public
My Commission Expires _____

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L Echols, Jr , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for Marcia Austin Echols Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 11th day of September, 2023

_____
Notary Public
My Commission Expires _____

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L Echols, Jr , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for John Austin Echols Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 11th day of September, 2023

_____
Notary Public
My Commission Expires _____

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