Karen Johnson Davidson County
Batch# 1060491 DEEDWARR
10/13/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20231013-0080413

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

BS-AR-23-711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara Browning		
(NAME)	(NAME)	
414 Acklen Park Drive, Apt 6	New Owner	**102-12-0-083.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALICE M. BOHANNON, TRUSTEE OF THE CATHERINE WEATON MINCHEY 2021 TRUST, DATED OCTOBER 1, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA BROWNING, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 266 on the Plan of Hillwood Estates, Section Eleven, of record in Book 2663, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 266 fronts 197.76 feet on the Southern side Summerly Drive and extends back 412 feet on the Westerly line and 383 feet on the Easterly line to a dead line in the rear on which it measures 81 feet.

Being the same property conveyed to Gerald Wheaton, a married man by Warranty deed from Jennie W. Mills, Trustee of the Mills Family Trust u/w/o Liston W. Mills of record in Instrument No. 20120705-0059105 Register's Office for Davidson County, Tennessee, dated July 02, 2012 and recorded on July 05, 2012.

Being the same property conveyed to Carolyn W. Wheaton, Trustee under the Third Amended and Restated Declaration of Trust of Carolyn W. Wheaton, dated October 1, 2010 by Quitclaim deed from Gerald Wheaton and wife, Carolyn Wheaton of record in Instrument No. 20121106-0102241 Register's Office for Davidson County, Tennessee, dated August 02, 2012 and recorded on November 06, 2012.

Being the same property conveyed to Gerald R. Wheaton, Trustee of the Catherine Wheaton Minchey 2019 Trust dated January 3, 2019 by Quitclaim deed from Carolyn W. Wheaton, Trustee under the third amended and restated declaration of Trust of Carolyn W. Wheaton, October 1, 2010 of record in Instrument No. 20190108-0002086 Register's Office for Davidson County, Tennessee, dated January 03, 2019 and recorded on January 08, 2019.

Being the same property conveyed to Alice M. Bohannon, Trustee of the Catherine Wheaton Minchey 2021 Trust dated October 1, 2021 by Quitclaim deed from Gerald R. Wheaton, Trustee of the Catherine Wheaton Minchey 2019 Trust dated January 3, 2019 of record in Instrument No. 20211028-0145178 Register's Office for Davidson County, Tennessee, dated October 01, 2021 and recorded on October 28, 2021.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 38, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **711 Summerly Drive, Nashville, Tennessee 37209**.

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. 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 9th DAY OF OCTOBER, 2023.

The Catherine Wheaton Minchey 2021 Trust dated October 1, 2021

BY: _____
Alice M. Bohannon
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE M. BOHANNON, TRUSTEE of THE CATHERINE WHEATON MINCHEY 2021 TRUST DATED OCTOBER 1, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of October, 2023.

_____
Notary Public
My Commission Expires: 03.16.26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 October 9, 2023 (date of document).

Affiant Signature

October 12, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023