WARRANTY DEED

Karen Johnson
Batch# 1063117
10/20/2023 10 04.52 AM
Fees $13 00 Taxes $2,571 50

Davidson County
DEEDWARR
2 pgs

20231020-0082326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-6644-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Koester Revocable Living Trust dated November 2, 2016 and TRR Holdings, LLC	NEW OWNER	131-03-0C-234 00-CO
(NAME)	(NAME)	
239 Antebellum Lane		
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Ninety-Five Thousand And No/100 Dollars ($695,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARJORIE CATHERINE SMITH, TRUSTEE OF THE MARJORIE CATHERINE SMITH REVOCABLE TRUST DATED FEBRUARY 13, 2014**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARRON M. KOESTER, TRUSTEE OF THE KOESTER REVOCABLE LIVING TRUST DATED NOVEMBER 2, 2016 AND TRR HOLDINGS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Unit No. 234 on the Plan of Section Nine, Arden Place, as of record in Plat Book 5210, page 73, Register' s Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Marjorie Catherine Smith, unmarried by Warranty deed from Grace Lee Murphy, unmarried of record in Instrument No. 20090106-0001333 Register's Office for Davidson County, Tennessee, dated December 30, 2008 and recorded on January 06, 2009.

Being the same property conveyed to Marjorie Catherine Smith, Trustee of the Marjorie Catherine Smith Revocable Trust dated February 13, 2014 by Quitclaim deed from Marjorie Catherine Smith of record in Instrument No. 20141124-0108048 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on November 24, 2014.

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.

unimproved ☐
This is improved ☒ property, known as 4400 Belmont Park Terrace #234, Nashville, TN 37215
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 18th day of October, 2023.

Marjorie Catherine Smith Revocable Trust Dated February 13, 2014

BY: Marjorie Catherine Smith, Trustee
Marjorie Catherine Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Marjorie Catherine Smith,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Marjorie Catherine Smith Trust dated February 13,2014,** the within named bargainor, and Trust,and that she as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Marjorie Catherine Smith,** as such **Trustee**

Witness my hand and official seal this the 18th day of October, 2023.

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON