WARRANTY DEED

Karen Johnson Davidson County
Batch# 1080173 DEEDWARR
12/08/2023 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.30
20231208-0095037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

37963

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,972.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of December, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/8/25

KELLY E. CO. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Frederick W. Ananias, Jr., Trustee, and Sally J. Ananias, Trustee 2764 Buchanan Lane Westfield, IN 46074	Frederick W. Ananias, Jr., Trustee, and Sally J. Ananias, Trustee 2764 Buchanan Lane Westfield, IN 46074	156 01 0C 031.00

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, **SCOT ELIOT JUSTICE, TRUSTEE OF THE GLENDA F. JUSTICE LIVING TRUST U/A/D SEPTEMBER 23, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SALLY J. ANANIAS, AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF SALLY J. ANANIAS DATED JUNE 4, 2015, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST AS A TENANT IN COMMON, AND FREDERICK W. ANANIAS, JR., AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF FREDERICK W. ANANIAS, JR. DATED JUNE 4, 2015, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST AS A TENANT IN COMMON,** 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 Lot No. 31 on the Plan of Subdivision of East Colony at Riverbend, of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Glenda F. Justice and Scot Eliot Justice, Co-

PM2023-1411

Trustees of the Glenda F. Justice Trust U/A/D September 23, 2019, by Quitclaim Deed from Glenda F. Justice, Unmarried, of record in Instrument No. 20191216-0129484, in the Register's Office of Davidson County, Tennessee, dated September 23, 2019, and recorded on December 16, 2019. Scriveners Affidavit correcting name of Trust of record in Instrument No. 20231207-0094638, Register's Office of Davidson County, Tennessee.

The said Glenda F. Justice having since died on November 2, 2023, leaving Scot Eliot Justice as sole Trustee of the Glenda F. Justice Living Trust U/A/D September 23, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7408 East Colony Drive, Nashville, Davidson County, Tennessee 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 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 heirs 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 my hand this 8th day of December, 2023.

THE GLENDA F. JUSTICE LIVING TRUST
U/A/D SEPTEMBER 22, 2019

BY: _____
SCOT ELIOT JUSTICE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Scot Eliot Justice,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Trustee** of **The Glenda F. Justice Living Trust U/A/D September 22, 2019,** the within named bargainor, a trust, and that he as **Trustee** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Trustee** of **The Glenda F. Justice Living Trust U/A/D September 22, 2019.**

Witness my hand and official seal this 8th day of December, 2023.

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

PM2023-1411

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/8/23 (date of document).

Affiant Signature

12/8/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of December, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY