PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch # 1080592 DEEDWARR
12/11/2023 02:19:03 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20231211-0095452

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63466
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ibitola Asaolu 529 A Eastboro Drive Nashville, TN 37209	First Bank, ISAOA/ATIMA 722 Columbia Ave. Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 09113009200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$279,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joan Anderson, Trustee of the Revocable Trust of Joan Anderson, dated September 12, 2017**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ibitola Asaolu,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28A on the Plan of Zone Lot Division of Lot No. 28 on the Plan of E.T. Brown's Subdivision of record in Book 6250, page 531, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joan C. Anderson by Warranty Deed form Mark S. Weeks and wife, Champy S. Weeks, dated September 13, 2014 and recorded on September 17, 2014, of record in Inst. No. 20140917-0085426, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated September 12, 2017, recorded September 15, 2017, of record in Inst. No. 20170915-0094426, said Register's Office, subject property was conveyed to Joan Anderson, Trustee of the Revocable Trust of Joan Anderson, dated September 12, 2017.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6250, page 531, said Register's Office; Restrictions as shown on the plan of record in Book 6250, page 531, said Register's Office.

This is improved property, known as 529 A Eastboro Drive, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of December, 2023.

Revocable Trust of Joan Anderson, dated September 12, 2017

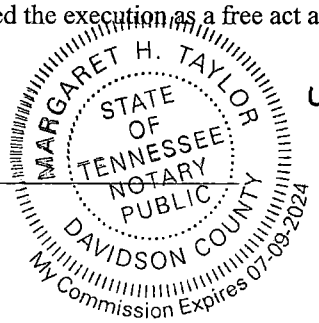
By: Joan Anderson

Joan Anderson, Trustee

State of Tennessee

County of Davidson

On this 8th day of December, 2023, before me the undersigned authority, personally appeared Joan Anderson, Trustee of the Revocable Trust of Joan Anderson, dated September 12, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires: _____

State of Tennessee

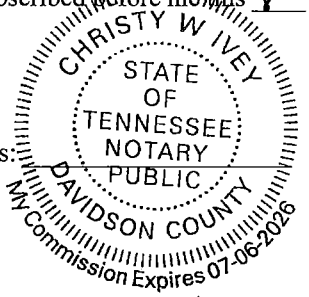
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $279,000.00.

Affiant

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



Notary

My Commission Expires: _____