Karen Johnson Davidson County
Batch# 1086341 DEEDWARR
12/28/2023 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20231228-0099883

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH23-06921

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ruel B. Jones Revocable Living Trust Agreement dated May 15, 2019 515 Tanksley Ave. Nashville, TN 37211	New Owner	133 01 0 325.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Renee T. Faulk, both individually and as Administratrix of the Estate of Nancy Lee Faulk, deceased, Kristi Faulk, and Scot Faulk, all heirs at law of Nancy Lee Faulk, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ruel B. Jones, Trustee of the Ruel B. Jones Revocable Living Trust Agreement dated May 15, 2019**, 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. 116 on the Plan of Sunrise Heights Addition, of record in Plat Book 421, at Page 2, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Lee Faulk, by Quit Claim Deed from Mattie E. Scott, a widow, of record in Instrument No. 20010919-0101484, in the Register's Office of Davidson County, Tennessee, dated June 21, 2001 and recorded on September 19, 2001. The said Nancy Lee Faulk died on August 08, 2022, intestate, devising subject property to Kristi Faulk, Scot Faulk and Renee T. Faulk. See Probate Case 23P50, Davidson County Probate Court. Scott Faulk is one and the same person as Scot Faulk.

Being the same property conveyed to Mattie E. Scott, by Quit Claim Deed from Nancy Lee Faulk, of record in Book 9137, Page 329, in the Register's Office of Davidson County, Tennessee, dated October 11, 1993 and recorded on November 02, 1993.

Being the same property conveyed to Mattie E. Scott, unmarried and Nancy Lee Faulk, married, by Warranty Deed from Mary Alice Lamb and husband, Jimmie H. Lamb, of record in Book 8166, Page 876, in the Register's Office of Davidson County, Tennessee, dated August 01, 1990 and recorded on August 03, 1990.

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

This property is improved property known as: **419 Elgin Street, Nashville, TN 37211**

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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 28th day of December, 2023

Renee' Faulk

Renee T. Faulk, both individually and as Administratrix of the Estate of Nancy Lee Faulk, deceased

Kristi Faulk

Kristi Faulk

Scot Faulk

Scot Faulk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Renee T. Faulk, both individually and as Administratrix of the Estate of Nancy Lee Faulk, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 28th day of December, 2023.

Notary Public

My Commission Expires: 01.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristi Faulk and Scot Faulk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 28th day of December, 2023.

Notary Public

My Commission Expires: 01 14 25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Ziadeh, 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 December 28, 2023.

Custodian's Signature — 12/28/2023 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of December, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2025

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON