This instrument prepared by:
Martha Brooke Perry
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Karen Johnson Davidson County
Batch # 1100034 DEEDWARR
02/12/2024 08:31 AM 4 pgs
Fees: $23.00 Taxes: $2,645.50
20240212-0009523

Estate of Juliana Trotman by Joanna Bennett

TO: NEW OWNER
Keith G. Wolken
865 Belton Dr
Nashville, TN 37205

MAP & PARCEL:
102-14-0-109.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Estate of Juliana Trotman by Joanna Bennett, Administrator, and Joanna Bennett, Individually, Jonathan Glasgow, James Glasgow, Josiah Glasgow, Matthias Glasgow and Joan Roberts, Grantors herein; have bargained and sold and by these presents do convey unto Keith G. Wolken, Grantee herein, his heirs, successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 342, on the Plan of Brook Meade, Section IX, of record in Book 2331,Pages 34 & 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Property previously conveyed to Juliana E. Trotman, married, from Larry Van Huss, Executor of the Estate of Evelyn Patterson, and Charles Ray Patterson, Unmarried, by Warranty Deed dated 11/30/2005 and recorded 12/6/2005 of record as Instrument No. 20051206-0146642, said Register's Office

Property conveyed to Juliana E. Trotman and husband, Alvin S. Trotman, from Juliana E. Trotman, married, by Quitclaim Deed dated 6/19/2013 and recorded 7/12/2013 of record as Instrument No. 20130712-0072181, said Register's Office.

Alvin S. Trotman died, vesting Juliana E. Trotman with title as surviving tenant by the entirety. Juliana E. Trotman died February 18, 2023, intestate, predeceased by her husband and parents and survived by Joanna Bennett, Jonathan Glasgow, Matthis Glasgow, James Glasgow and Joan Roberts, her heirs at law. An Affidavit of heirship has been recorded of record at Instrument No. 20240212-0009522, Register's Office of Davidson County, Tennessee as well as Instrument No. 20240212-0009521, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2024 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Brook Meade, of record at Book 2331, page 34 and 35, said Register's office.

This is improved property known as 865 Belton Drive, Nashville, TN.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and

our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, We have hereunto set our hands, this the 9th day of February, 2024.

Joanna Bennett
Joanna Bennett, individually and as
Administrator of the Estate of
Juliana Trotman

Jonathan Glasgow
Joanna Bennett, POA
Jonathan Glasgow
By Joanna Bennett, Attorney-in-fact
of record at Instrument No 20240129-0006074,
Register's Office of Davidson County, TN

Josiah Glasgow
Joanna Bennett, POA
Josiah Glasgow
By Joanna Bennett, Attorney-in-fact
of record at Instrument No. 20240129-0006075
Register's Office of Davidson County, TN

Joan Roberts
Joanna Bennett, POA
Joan Roberts
By: Joanna Bennett Attorney-in-fact
of record at Instrument No.20240129-0006076,
Register's Office of Davidson County, TN

James Glasgow
Joanna Bennett, POA
James Glasgow
By Joanna Bennett, Attorney-in-fact
of record at Instrument No. 20240129-006077
Register's Office of Davidson County, TN

Matthias Glasgow
Joanna Bennett, POA
Matthias Glasgow
By: Joanna Bennett Attorney-in-fact
of record at Instrument No.20240129-0006078,
Register's Office of Davidson County, TN

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joanna Bennett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 9th day of February, 2024.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/26/25

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joanna Bennett, to me known to be the person who executed the foregoing instrument in behalf of Jonathan Glasgow and who acknowledged that she executed the same as the free act and deed of the said Jonathan Glasgow. Witness my hand and seal at office this 9th day of February, 2024

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/26/25

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joanna Bennett, to me known to be the person who executed the foregoing instrument in behalf of Josiah Glasgow and who acknowledged that she executed the same as the free act and deed of the said Josiah Glasgow. Witness my hand and seal at office this 9th day of February, 2024.

NOTARY PUBLIC

My commission expires: 7/26/25

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joanna Bennett, to me known to be the person who executed the foregoing instrument in behalf of Joan Roberts and who acknowledged that she executed the same as the free act and deed of the said Joan Roberts. Witness my hand and seal at office this 9th day of February, 2024.

NOTARY PUBLIC

My commission expires: 7/26/25

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joanna Bennett, to me known to be the person who executed the foregoing instrument in behalf of James Glasgow and who acknowledged that she executed the same as the free act and deed of the said James Glasgow. Witness my hand and seal at office this 9th day of February, 2024.

NOTARY PUBLIC

My commission expires: 7/26/25

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joanna Bennett, to me known to be the person who executed the foregoing instrument in behalf of Matthias Glasgow and who acknowledged that she executed the same as the free act and deed of the said Matthias Glasgow. Witness my hand and seal at office this 9th day of February, 20__.

NOTARY PUBLIC

My commission expires: 7/26/25

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

X _____
Affiant

SWORN to and subscribed before me,

this the 9th day of February, 2024.

_____
NOTARY PUBLIC

My commission expires: 7/20/25

