Prepared by
Record and Return to:
Chapman and Ro... PC
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1123842 DEEDWARR
04/17/2024 10:14:45 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20240417-0027363

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 08, 2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 SEAZEN YILMAZ

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Croce and Catleya Sornmayura		Parcel ID: 075 12 0E 020.00
(NAME) 1309 Weeping Cherry Ln	(NAME) NEW OWNER	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Mark Jamieson, Michael Edward Jamieson and Robert Oliver Jamieson, Successor Co-Trustees of the Jamieson Family Revocable Living Trust U/A/D 10/22/01, as amended by instrument dated 9/08/2014,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Croce and Catleya Sornmayura, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee and being Lot No. 30 , First Revision Blossom Trace, as shown on the plan of record in Instrument No. 20010920-0101745 and Surveyors Certificate of Corrections recorded in Instrument No. 20011025-0116872, both of which are of record in the Register' s Office for Davidson County, Tennessee, to which instruments specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to Oliver M. Jamieson and Barbara C. Jamieson, Trustees of the Jamieson Family Revocable Living Trust U/A/D 10/22/01 from GRSW F.R.S. Real Estate Trust, dated 1/1/06 by Warranty Deed dated August 7, 2006 and recorded on January 5, 2007 in Instrument No. 20070105-0002461, in the Register's Office of Davidson County, Tennessee. Barbara C. Jamieson died on or about May 24, 2021. Oliver M. Jamieson died on or about July 23, 2002. At that time, the Living Trust became fully irrevocable and appointed William Mark Jamieson, Robert Oliver Jamieson and Michael Edward Jamieson, as Co-Successor Trustees under the Jamieson Family Revocable Living Trust Agreement dated March 27, 1996 and was amended and restated by First Amendment on October 22, 2001 and again amended by Second Amendment on September 8, 2014.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1309 Weeping Cherry Ln, Hermitage, TN 37076

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 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 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 our hands this 15 day of April, 2024.

William Mark Jamieson, Michael Edward Jamieson and Robert Oliver Jamieson, Successor Co-Trustees of the Jamieson Family Revocable Living Trust U/A/D 10/22/01, as amended by instrument dated 09/08/2014 and again amended by Second Amendment on September 8, 2014.

BY: Robert Oliver Jamieson
Robert Oilver Jamieson, Co-Trustee

BY: William Mark Jamieson
William Mark Jamieson, Co-Trustee

BY: Michael Edward Jamieson
Michael Edward Jamieson, Co-Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William Mark Jamieson, Michael Edward Jamieson and Robert Oliver Jamieson, Successor Co-Trustees of the Jamieson Family Revocable Living Trust U/A/D 10/22/01, as amended by instrument dated 9/08/2014, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of April, 2024.

Notary Public

My Commission Expires: 3.2.27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027