RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QNET-20977-24

WARRANTY DEED Karen Johnson Davidson County Batch# 1130717 DEEDWARR 05/03/2024 01:07:30 PM 4 pgs Fees: $23.00 Taxes: $1,509.12 20240503-0032694	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,869.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of May, 2024 NOTARY PUBLIC My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marako Antion Taylor 409 Hickory Chase Drive Madison, TN 37115	Wilson Bank & Trust 207 Legends Drive Lebanon, TN 37087	042-16-0A-005-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVEN THOUSAND AND 869/100 Dollars ($407,869.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLARK HILLS, JR., TRUSTEE OF GLOBAL TRUST DEPOSITORY LIVING TRUST, DATED JULY 19, 1988, A CALIFORNIA PRIVATE TRUST SIGNATORY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARAKO A. TAYLOR, AN UNMARRIED PERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the final plat of Hickory Chase of record in Plat Book 7900, Page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property previously conveyed to Frederick Snead, unmarried by virtue of Special Warranty Deed dated July 21, 2011 at Instrument No. 20110728-0057904 in the said Register's Office.

Being the same property conveyed to The Fred Snead Family Trust, Katie Lindsley, Trustee, by virtue of that certain Quit Claim Deed dated May 9, 2019, and being of record at Instrument No. 20190509-0043604 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Clark Hills Jr., Trustee for the Global Trust Depository Living Trust, a California Private Trust Signatory, from Katie Lindsey, Trustee of the Frederick Snead Living Trust by Warranty Deed dated 9/18/2023 and recorded 9/20/2023 in Instrument No. 20230920-0074014, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 409 Hickory Chase Drive, Madison, TN 37115

The above referenced property is not and has never been the primary residence of the Grantor.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of April, 2024

GRANTOR(S)

Global Trust Depository Living Trust, a California Private Trust Signatory

By: Clark Hills Jr.
Clark Hills, Jr., Trustee

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, a Notary Public, Clark Hills, Jr., Trustee of Global Trust Depository Living Trust, a California Private Trust Signatory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of April, 2023.

Notary Public

BERNADETTE LAZZARA

Printed Notary Name

My commission expires: 08-17-2025

BERNADETTE LAZZARA
Notary Public - California
Orange County
Commission # 2367092
My Comm. Expires Aug 17, 2025

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF ORANGE }

Subscribed and sworn to (or affirmed) before me on this 30th *Date* day of April *Month*, 2024 *Year*

by Clark Hills, Jr.

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: _____
Signature of Notary Public

BERNADETTE LAZZARA
Notary Public - California
Orange County
Commission # 2367092
My Comm. Expires Aug 17, 2025

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: April 24, 2024

Number of Pages: 2

Signer(s) Other Than Named Above: —

Certificate of Authenticity

I, Joshua A. Terry, 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 4/30/24.

Affiant Signature – Joshua A. Terry

5/2/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/2/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27