Karen Johnson Davidson County
Batch# 1137807 DEEDWARR
05/22/2024 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $2,978.50
20240522-0038084

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$805,000.00**

Subscribed and sworn to before me this 10th day of May, 2024.

Notary Public **Affiant**
My Commission Expires: 8/8/2027

TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Koss Family Trust **5273 Lickton Pike** **Goodlettsville, TN 37072**	Same as New Owner	**023-00-0-181.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Charles Wendell Waller, Jr. and John Scott McCullough, Co-Trustees of The Residuary Trust u/w of Charles Wendell Waller, Sr.**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **John Thomas Koss and Kathy Lynn Koss, Trustees of the Koss Family Trust Dated October 5, 2009**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land situated in Metropolitan Nashville and Davidson County, Tennessee, lying on the east side of Lickton Pike between the same and Cummings Branch of Whites Creek, beginning at an iron pin the east margin of said Lickton Pike, said iron pin being the northwest comer of the property conveyed to James D. Scott, Jr. and wife, Bethany H. Scott, of record in Book 8365, page 281, Register's Office for Davidson County, Tennessee; thence with said east margin of Lickton Pike North 8 degrees 30 minutes 00 seconds East 201.08 feet to an iron pin; thence with a new line South 81 degrees 20 minutes 00 second East 340.26 feet to a point in the center of Cummings Branch; thence with Cummings Branch South 17 degrees 50 minutes 00 seconds west 14.92 feet to a point; thence continuing with Cummings Branch South 5 degrees 15 minutes 00 seconds West 187.38 feet to appoint; thence South 24 degrees 15 minutes 00 seconds West 33.72 feet to where a cross is cut in a concrete bridge; thence North 75 degrees 45 minutes 00 seconds West 341.02 feet to the point of beginning, and containing 1.715 acres or 74,720 square feet, more or less, and know as part of Parcel "B" of Fred True's land, according to a survey made by T. R. Sanford May 11, 1957.

Also, being shown as Lot 2 on the Plat of J. Nicole Waller Subdivision which is of record in Instrument No. 20061115-0142045, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to J. Nicole Waller, Single by Warranty Deed from Mary Cummings Horton, Single of record in Instrument No. 20040329-0034749 Register's Office for Davidson County, Tennessee, dated March 23, 2004 and recorded on March 29, 2004.

Being the same property conveyed to Charles Wendell Waller, Sr., a married man by Quitclaim Deed from J. Nicole Waller, a married woman of record in Instrument No. 20070705-0080343 Register's Office for Davidson County, Tennessee, dated March 21, 2006 and recorded on July 5, 2007.

The said Charles Wendell Waller, Sr. having died testate on or about March 2, 2014, with the Estate of Charles Wendell Waller, Sr. being administered under Docket No. 14P658 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Being the same property further conveyed to C. Wendell Waller, Jr. and J. Scott McCullough, Co-Trustees of the Residuary Trust u/w of Charles Wendell Waller, Sr. by Executor's Deed from Barbara Waller, Executrix, Estate of Charles Wendell Waller, Sr. of record in Instrument No. 20150722-0072048 Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 22, 2015.

This is improved property known as: 5273 Lickton Pike, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 9th day of May, 2024.

Residuary Trust u/w of Charles Wendell Waller, Sr.

Charles Wendell Waller, Jr., Co-Trustee of the Residuary Trust u/w of Charles Wendell Waller, Sr.

Charles Wendell Waller, Jr., *Co-Trustee of the Residuary Trust u/w of Charles Wendell Waller, Sr.*

John Scott McCullough, Co-Trustee of the Residuary Trust u/w of Charles Wendell Waller, Sr.

John Scott McCullough, *Co-Trustee of the Residuary Trust u/w of Charles Wendell Waller, Sr.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **Charles Wendell Waller, Jr. and John Scott McCullough, Co-Trustees of the Residuary Trust u/w of Charles Wendell Waller, Sr.**, 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 and who further acknowledged that they are the **Co-Trustees of the Residuary Trust u/w of Charles Wendell Waller, Sr. as evidenced by the Last Will and Testament probated of record in the Estate of Charles Wendell Waller, Sr. being administered under Docket No. 14P658 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division)** and are authorized to execute this Instrument.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 9th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 10, 2024.

J. Carlton Drumwright

May 10, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 10, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY