Name and Address of New Owner:
Evarlean Rumph
200 Moncrief Avenue
Goodlettsville, TN 37072

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 025-04-0-004.00

Karen Johnson Davidson County
Batch# 1150839 DEEDWARR
06/25/2024 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240625-0047546

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Edna Corene Meadows, Trustee under Revocable Trust Agreement of Edna Corene Meadows, dated March 24, 2015**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Evarlean Rumph, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A small tract of land in Davidson County, Tennessee, in the City of Goodlettsville, described according to a survey of Harvey Gee, Surveyor, dated April 29, 1959, as follows:

BEGINNING at a point in the southerly margin of Moncrief Avenue, at a point 95 feet east of the northeast corner of the property that was conveyed to W. H. Stephens and wife, by deed from T. L. Hardcastle and wife, as of record in Book 774, Page 449, Register's Office; thence with the margin of Moncrief Avenue, North 87 deg. East 73 feet to the northwest corner of the property that was conveyed to E. W. Adams and wife, by deed from D. E. McCoin and wife, as of record in Book 1077, Page 514, Register's Office; thence with Adams' west line, South 3 deg. 05' West 137 feet more or less to a point tin the north line of the property that was conveyed to Laura E. Brooks by Deed from J. W. McCoin and wife, as of record in Book 898, Page 612, Register's Office; thence with her north line, South 75 deg. 55' West 59.5 feet to a point; thence North 3 deg. West 147.7 feet to the point of beginning.

Being the same property conveyed to Edna Corene Meadows, Trustee under the Revocable Trust of Edna Corene Meadows by Quitclaim Deed from Edna C. Meadows dated March 24, 2015 and recorded April 7, 2015, in Instrument No. 20150407-0030162, Register's Office of Davidson County, Tennessee.

For informational purposes: Property commonly known as 200 Moncrief Avenue, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of June, 2024.

Revocable Trust Agreement of Edna Corene Meadows, dated March 24, 2015

By: Edna Corene Meadows
Edna Corene Meadows, Trustee

State of Tennessee
County of Davidson

Before me, Steven P. Disser of the state and county mentioned, personally appeared Edna Corene Meadows, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of Revocable Trust Agreement of Edna Corene Meadows, dated March 24, 2015, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 24th day of June, 2024.

Notary's Signature
My commission expires: 3/3/25

STEVEN P. DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Earlean Rumph
(Affiant)

Sworn to and subscribed before me this 24th day of June, 2024.

Notary Public
My commission expires: 3/3/25
File No. GNT-24-3399

STEVEN P. DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202406250047546

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.24.24 .

Affiant Signature

6.24.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of June, 2024.

Notary Signature

My Commission Expires: 5-9-26

