# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1156377 DEEDWARR
07/10/2024 01:31:30 PM 6 pgs
Fees: $33.00 Taxes: $1,665.00
20240710-0051743

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Raymond J De Vries<br>Patricia M. De Vries | New Owner | 188100A37300CO |
| (NAME) | (NAME) | |
| 1023 Milson Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37135 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten 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, We, **Dean L. Bartello and Rosann B. Bartello, as Co-Trustees of the Dean L. Bartello and Rosann B. Bartello Declaration of Trust dated June 2, 2014,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Raymond J. De Vries and Patricia M. De Vries, 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:

BEING Lot No. 373 on the Plan of Phase 7, Section 1C, Carothers Crossing, as shown by plat of record in Plat Instrument #20210120-0008752 of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dean L. Bartello and Rosann B. Bartello, as Co-Trustees of the Dean L. Bartello and Rosann B. Bartello Declaration of Trust dated June 2, 2014 by deed from Dean Bartello and Rosann Bartello, a married couple, dated 10-23-23 of record in Instrument #20231113-0088418 Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1023 Milson Lane, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 8TH DAY OF JULY, 2024.

DEAN L. BARTELLO AND ROSANN B. BARTELLO, AS CO-TRUSTEES OF THE DEAN L. BARTELLO AND ROSANN B. BARTELLO DECLARATION OF TRUST DATED JUNE 2, 2014

Dean L. Bartello TRUSTEE

Dean L. Bartello
, Co-Trustee

Rosann B. Bartello TRUSTEE

Roann B. Bartello
, Co-Trustee

State of Illinois
County of Cook

Personally appeared before me Dean L. Bartello and Rosann B. Bartello, as Co-Trustees of the Dean L. Bartello and Rosann B. Bartello Declaration of Trust dated June 2, 2014, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8TH day of July, 2024.

Notary Public S Mansoor Khan
My Commission Expires: 7/18/2026

File No.: 3046

S MANSOOR KHAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 18, 2026

THIS INSTRUMENT PREPARED BY:
Dean L. Bartello
Rosann B. Bartello
1023 Milson Lane
Nolensville, TN 37135

# CERTIFICATION OF TRUST

THIS CERTIFICATION OF TRUST with respect to the Dean L. Bartello and Rosann B. Bartello Declaration of Trust, dated June 2, 2014 (hereinafter the "Trust"), is made and presented pursuant to and in conformity with the provisions of Tenn. Code Ann. § 35-15-1013.

1. The Trust was created by the Grantor on June 2, 2014 and remains in existence.

2. The Grantor(s) of the Trust are as follows:

Dean L. Bartello
Rosann B. Bartello

3. The current Trustee(s) of the Trust are as follows:

Dean L. Bartello
Rosann B. Bartello

4. The Successor Trustee(s) of the Trust are as follows:
AFTER THE RESIGNATION, DEATH OR INCAPACITY OF EITHER ONE OF US, THE OTHER SHALL BE SOLE TRUSTEE. AFTER THE ~~RESIGNATION, DEATH OR INCAPACITY~~ OF BOTH OF US, AGNEW LAW OFFICE, P.C. SHALL BE SUCCESSOR TRUSTEE.

5. The administrative and/or managerial powers of the trustees, collectively, include the power to sell, lease, mortgage, hypothecate, and otherwise convey real property and interests therein, without requiring the consent or joinder therein of the Trust's beneficiaries.

6. The Trust has the ability to loan funds and to hold secured indebtedness for funds loaned.

7. As of the date hereof, the Trust is revocable by the Grantor.

8. There are provisions in the Trust for more than one Trustee being allowed to serve at any one time. If multiple Trustees serve jointly, any power or discretion of the Trustees may be exercised only by their joint agreement.

9. The Trust designates one or more successor Trustees. A third party may rely upon the authority a successor or substitute trustee named herein, without requiring proof of this, her, or their succession or substitution.



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10. Title to trust assets should be taken in from the following form: "Dean L. Bartello and Rosann B. Bartello, as Co-Trustees of the Dean L. Bartello and Rosann B. Bartello Declaration of Trust, dated June 2, 2014".

11. To the best of the Trustees' knowledge, information, and belief, the Trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect or misleading.

*[The remainder of this page has been left blank intentionally.]*



202407100051743

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Trust on the 9th day of July 2024.

**Dean L. Bartello and Rosann B. Bartello Declaration of Trust, dated June 2, 2014**

Dean L. Bartello
By: Dean L. Bartello
Its: Trustee

Rosann B. Bartello
By: Rosann B. Bartello
Its: Trustee

STATE TN )
COUNTY OF Rutherford )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dean L. Bartello and Rosann B. Bartelllo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself as the Trustee of the Dean L. Bartello and Rosann B. Bartello Declaration of Trust, dated June 2, 2014, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Dean L. Bartello and Rosann B. Bartello Declaration of Trust, dated June 2, 2014, as such Trustee.

Witness my hand at office, this 9th day of July 2024.

My Commission Expires: 2.8.27

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

**Tennessee Certification of Electronic Document**

I, Blake Reynolds, 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 7/8/24 (date of document).

Affiant Signature

7/10/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON