Karen Johnson Davidson County
Batch# 1176441 DEEDWARR
09/03/2024 02:43:30 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20240903-0067766

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/13/2028
(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

05-NSH24-08354

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph A. Rivers 605 Topeka Drive Hermitage, TN 37076	Old Hickory Credit Union PO Box 140478 Nashville TN 37214	075-07-0-095.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rhonda Jones FKA Rhonda L. McGarr, Trustee of the Randall A. Oakes Lifetime Trust established September 22, 2016**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph A. Rivers, an unmarried person**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 213 of Tulip Grove Subdivision, Section 4, and more particularly described as follows: According to the map of record in Book 4175, page 12, Register's Office of Davidson County, Tennessee.

Said Lot No. 213 fronts 93 feet on the Northerly margin of Topeka Drive and from a point on said margin runs back 142.30 feet, on the common line dividing lots Number 213 and 190, to a dead line on which it measures 68.66 feet. Thence, returning to the margin of Topeka Drive, on the common line which divides lots number 212 and 213, 182.30 feet.

Being the same property conveyed to Ruth D. Robinson by Warranty Deed from Margaret Williams Partelow, single, Donald Williams and wife, Elise; John Frank Williams and wife, Maxie Lee; Carl Williams and wife, Roberta; and Clarence Williams and wife, Lou, being only heirs of Hallie Lee Williams, deceased, of record in Book 6970, page 755, Register's Office for Davidson County, Tennessee, dated September 04, 1986 and recorded on September 05, 1986.

Hallie Lee Williams died on or about January 29, 1986.

Being the same property conveyed to Creshia Maylene Jones, Trustee of the Oakes Family Trust under Will of Ruth D. Smith Robinson by Executor's Deed from Creshia Maylene Jones, as the Executrix of the Estate of Ruth D. Smith Robinson, of record in Instrument No. 20010108-0002048, Register's Office for Davidson County, Tennessee, dated December 27, 2000 and recorded on January 08, 2001.

Ruth D. Smith Robinson died on or about January 6, 1999.

Being a portion of the same property conveyed to Creshia Maylene Jones, Trustee of Randall A. Oakes Lifetime Trust established September 22, 2016 by Quitclaim Deed from Creshia Maylene Jones, Trustee of the Oakes Family Trust under will of Ruth D. Smith Robinson, of record in Instrument No. 20170203-0011819 Register's Office for Davidson County, Tennessee, dated September 22, 2016 and recorded on February 03, 2017.

Creshia Maylene Jones died on or about May 17, 2023.

Notice of Successor Trustee appointing Rhonda L. McGarr as Successor Trustee, recorded April 19, 2024 in Instrument No. 20240419-0028213, Register's Office for Davidson County, Tennessee.

Rhonda L. McGarr and Rhonda Jones being the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **605 Topeka Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 3rd day of September, 2024

Randall A. Oakes Lifetime Trust established September 22, 2016

Rhonda Jones FKA Rhonda L. McGarr Trustee

Rhonda Jones FKA Rhonda L. McGarr, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Rhonda Jones FKA Rhonda L. McGarr, Trustee of the Randall A. Oakes Lifetime Trust established September 22, 2016**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Hendersonville, Tennessee, this 3rd day of September, 2024

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06-14-25

I Lisa Allard, 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 September 3, 2024.

Lisa Allard September 3, 2024
Lisa Allard, Affiant

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this September 3, 2024.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary