Karen Johnson
Batch # 1182247
09/16/2024 03:40:23 PM
Fees: $13.00 Taxes: $1,887.00

Davidson County
DEEDWARR
2 pgs

20240916-0071494

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No. DH-24-7516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Kristian Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2024

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Bramley and Christi Gilliam Life Trust, dated July 11, 2018	David Bramley and Christi Gilliam Life Trust, dated July 11, 2018	
(NAME) 1510 Ward Avenue	(NAME) 1510 Ward Avenue	083-11-0-019.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Dustin D. Grissett, Trustee of The Ann M. Carman Living Trust Agreement dated December 27, 1999**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Bramley and Christi Gilliam Life Trust, dated July 11, 2018**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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, being Lot No. 110 on the Map of Rolling Acres, of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 65 feet on the Westerly side of Shady Lane and runs back between lines 169.6 feet on the Southeasterly line and 175.6 feet on the Northwesterly line to a dead line in the rear, which is a broken line, measuring 121.2 feet thereon.

Being the same property conveyed to Ann M. Carman, Trustee, and her successors in trust, of The Ann M. Carman Revocable Living Trust by Quitclaim Deed from Ann M. Carman of record in Instrument No. 200001050001351 Register's Office for Davidson County, Tennessee, dated December 27, 1999 and recorded on January 06, 2000.

This is property more commonly known as 602 Shady Lane, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 28th day of August, 2024.

The Ann M. Carman Living Trust Agreement
dated December 27, 1999

By: _____
Dustin D. Grissett, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Dustin D. Grissett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Successor Trustee of the Ann M. Carman Living Trust Agreement dated December 27, 1999, the within named bargainor, and that he as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Successor Trustee.

Witness my hand, at office, this 28th day of August, 2024.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County