Karen Johnson
Batch # 1182248
09/16/2024 03:50:57 PM
Fees: $13.00 Taxes: $2,275.50

Davidson County
DEEDWARR
2 pgs

20240916-0071508

Warranty Deed

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Valin Sanson
Affiant

Subscribed and sworn to before me, this the 20th day of August, 2024.

Kristian Booth
Notary Public

My commission expires: 9-2-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Grant Mathis and Emily Wolfram Mathis	New Owner(s)	083-07-0-264.00
321 Pioneer Lane		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH LEBRUN INGRAM, CO-TRUSTEE, AND SCOTT LINDSEY, SENIOR VICE PRESIDENT AND TRUST OFFICER OF PINNACLE BANK, CO-TRUSTEE OF HENRY LEBRUN INGRAM 2008 TRUST, DATED OCTOBER 6, 2008**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT MATHIS, A MARRIED PERSON, AND EMILY WOLFRAM MATHIS, A MARRIED PERSON, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 35 on the Plan of Plan of Roselawn Subdivision of record in Plat Book 2133, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Lebrun Ingram and Scott Lindsey, Senior Vice President and Trust Officer of Pinnacle Bank, Co-Trustees of Henry Lebrun Ingram 2008 Trust, Dated October 6, 2008 by Warranty Deed from Jenner Turner and Kirstyn Turner, husband and wife, of record in Instrument No. 20210702-0090134 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 2, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, including, without limitation, matters set forth in Plat Book 2133, Page 1; Book 2089, Page 294; Book 2087, Page 541; and Instrument #20200529-0055617, in Register's Office for Davidson County, Tennessee, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 321 Pioneer Lane, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of August, 2024.

Henry LeBrun Ingram 2008 Trust, dated October 6, 2008

By: Sarah L Ingram
Sarah LeBrun Ingram, Co-Trustee

By: _____
Scott Lindsey, Senior Vice President and Trust Officer of Pinnacle Bank, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah LeBrun Ingram, Co-Trustee and Scott Lindsey, Senior Vice President and Trust Officer of Pinnacle Bank, Co-Trustee of Henry LeBrun Ingram 2008 Trust, dated October 6, 2008, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2024.

Rhea Wray
Notary Public

My Commission Expires: 3/18/25

