Karen Johnson Davidson County
Batch# 1200215 DEEDWARR
11/01/2024 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,822.38
20241101-0084780

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED SIXTY TWO THOUSAND EIGHT HUNDRED FIVE AND 00/100 (762,805.00).

Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 02/05/2026

(AFFIX SEAL)

TAKISHA CLARK
Notary Public - State of Kansas
My Appointment Expires 2/5/26

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Elaine Hearn (NAME)	**NEW OWNER** (NAME)	**160-16-0-048.00**
5916 Manor Place Brentwood, TN 37027 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of October, 2024, the undersigned, **RAYMOND TODD PEMBLETON, TRUSTEE OF JOANNE PEMBLETON REVOCABLE TRUST DATED SEPTEMBER 23, 2013**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ELAINE HEARN, AN UNMARRIED WOMAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5916 MANOR PLACE, BRENTWOOD, TN 37027** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Revised, Phase 6, Hearthstone of record in Plat Book 6250, Page 994, and revised in Book 6900, pages 254 and 255, 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 JoAnne Pembleton and Minnie L. Bowden, as joint tenants with right of survivorship by Warranty Deed from E. H. Tomlinson and wife, Lois C. Tomlinson of record in Book 10663, page 75, Register's Office for Davidson County, Tennessee, dated October 27, 1997 and recorded on October 29, 1997.

Said Minnie L. Bowden is Deceased and in that Affidavit of Inheritance, dated May 4. 2010, whereby JoAnne Pembleton received a 100% interest by virtue of being the surviving joint tenant with right of survivorship, of record in Instrument No. 20100513-0036926, Register's Office for Davidson County, TN.

Being the same property conveyed to Joanne Pembleton and her successors in Trust, as trustee of the Joanne Pembleton Revocable Trust dated September 23, 2013 by Quitclaim Deed from Joanne Pembleton of record in Instrument No. 20130926-0100940 Register's Office for Davidson County, Tennessee, dated September 23, 2013 and recorded on September 26, 2013.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of October, 2024.

GRANTOR: Joanne Pembleton Revocable Trust dated September 23, 2013
By: Raymond Todd Pembleton
Its: Trustee

Raymond Todd Pembleton Trustee

STATE OF ~~TENNESSEE~~ Kansas TC)
COUNTY ~~OF DAVIDSON~~ TC Johnson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Raymond Todd Pembleton** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **Joanne Pembleton Revocable Trust dated September 23, 2013** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 24th day of October, 2024.

Notary Public

02/05/25
My Commission Expires

TAKISHA CLARK
Notary Public - State of Kansas
My Appointment Expires 02/05/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **October 24th, 2024**.

Affiant Signature

10/24/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **24th** day of **October**, 20**24**.

Notary Public

Notary's Seal:

