WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202907 DEEDWARR
11/08/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20241108-0087180

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Susan W. Simons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF November 2024

Notary Public

MY COMMISSION EXPIRES: 3.3.2026
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan W. Simons, Trustee of the Lucas & Susan Simons Living Trust dated September 11, 2019	new owner	
(NAME)	(NAME)	DM 13 05 135.00-CO
135 Brighton close		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Libby Oldham Massie, Trustee of The Libby Oldham Massie Revocable Living Trust, dated February 01, 2022**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan W. Simons, Trustee of the Lucas & Susan Simons Living Trust dated September 11, 2019,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 135, on the Plan of Brighton Close, Phase II, Units 125, 135 and 136, of record in Plat Book 7900, Page 246, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph W. Massie and wife, Libby O. Massie by Warranty Deed from J. Fred Pilkerton, Jr., and wife, Mary Knox B. Pilkerton of record in Book 8925, page 966, Register's Office for Davidson County, Tennessee, dated April 26, 1993 and recorded on April 26, 1993. The Said Ralph W. Massie, deceased on July 22, 2020.

Being the same property conveyed to Libby O. Massie by Executor's Quitclaim Deed from Libby O. Massie, Co-Executrix of the Estate of Ralph W. Massie, deceased of record in Instrument No. 20210727-0100942 Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 27, 2021.

Being the same property conveyed to Libby Oldham Massie, Trustee of The Libby Oldham Massie Revocable Living Trust, by Quitclaim Deed from Libby O. Massie of record in Instrument No. 20220215-0017155 Register's Office for Davidson County, Tennessee and Corrected Quit Claim Deed dated November 7, 2024 of record at Instrument No. 202411080087179 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 135 Brighton Close Nashville, TN 37205
(unimproved)
(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 my hand this 7th day of November, 2024.

Libby Oldham Massie, Trustee of The Libby Oldham Massie Revocable Living Trust, dated February 01, 2022

Trustee

Libby Oldham Massie Nov. 7-24

By: Libby Oldham Massie, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Libby Oldham Massie, Trustee of The Libby Oldham Massie Revocable Living Trust, dated February 01, 2022,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 2024.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 11/7/24.

Affiant Signature

11/7/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of November, 2024

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-3-2025