Karen Johnson Davidson County
Batch# 1212848 DEEDWARR
12/05/2024 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20241205-0094534

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2024.

Notary Public

My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 9, 2026

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 9, 2026

Address New Owner As Follows:
Andrew Austin Triggs and
Mary Fowler Howell Triggs
102 Pembroke Avenue
Nashville, TN 37205

Send Tax Bills To:
Regions Bank d/b/a
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Map-Parcel Number:
130-02-0-064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TREVOR W. HOWELL, AS TO A TWO-THIRDS (2/3) UNDIVIDED INTEREST AND MARY FOWLER HOWELL TRIGGS (f/k/a Mary Fowler Howell), AS TO A ONE-THIRD (1/3) UNDIVIDED INTEREST, AS TENANTS IN**

COMMON hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ANDREW AUSTIN TRIGGS AND MARY FOWLER HOWELL TRIGGS, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 99, as shown on the map entitled Bransford Realty Co.'s Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Karen F. Howell and Trevor W. Howell, wife and husband, by deed from Cheryl Taylor Debusk Graham, Executrix under the Last Will and Testament of Frances Key Taylor, deceased and Cheryl Taylor Debusk Graham, individually and Charles Wilburn Taylor, individually, of record as Instrument No. 20160930-0103500, dated September 30, 2016, Register's Office for Davidson County, Tennessee.
>
> Karen F. Howell and Trevor W. Howell, wife and husband, further conveyed to Trevor W. Howell, as to a two-thirds (2/3) undivided interest and Mary Fowler Howell, as to a one-third (1/3) undivided interest, as tenants in common, by quitclaim deed of record as Instrument No. 20170210-0014424, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2025 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

This is improved property known as 102 Pembroke Avenue, Nashville, Tennessee 37205.

{Signature page to follow}

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 3rd day of December, 2024.

Trevor W. Howell

Mary Fowler Howell Triggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TREVOR W. HOWELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2024.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY FOWLER HOWELL TRIGGS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2024.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

True Copy Certification

I, Wesley D. Turner, 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 December 3rd, 2024.

Affiant Signature

Date: December 3, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of December, 2024.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

