NEW OWNER:
PRISCILLA E. BANKSTON, TRUSTEE, ET AL
424 BURGESS ROAD
MOUNT JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: mhr

THIS INSTRUMENT WAS PREPARED SOLELY BY INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK WAS REQUESTED OR PERFORMED; AND NO TAX ADVICE WAS GIVEN.

Map & Parcel No.: 13301006600

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1220823 **DEEDWARR**
12/27/2024 11 05 08 AM 2 pgs
Fees $13 00 Taxes $228 07
20241227-0100398

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-One Thousand Six Hundred Forty-One and 43/100 Dollars ($61,641.43)** cash in hand paid, the receipt of which is hereby acknowledged, I, **PAT BAINE, unmarried,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **STEVEN R. BANKSTON and PRISCILLA E. BANKSTON, AS TRUSTEES OF THE BANKSTON FAMILY REVOCABLE LIVING TRUST AGREEMENT U/A/D JUNE 21, 2018, as to a one-half (1/2) undivided interest and TOBY TOOMBS and TERRIE TOOMBS, husband and wife, as tenants by the entirety, as to a one-half (1/2) undivided interest,** ("Grantees"), their heirs, successors and assigns, forever, the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, bound and described as follows, to-wit:

Being known and designated as all of Lot No. 27 on the Map of Williams Coleman Subdivision of 7.00 acres off the west part of Radnor College Land, as shown on the plat of the same of record in Plat Book 547, Page 181, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Pat Baine, unmarried by Warranty Deed from Thomas C. McBroom, unmarried and Patricia J. McBroom, unmarried, as tenants in common with rights of survivorship, dated February 23, 2001, and of record in Instrument No. 20010228-0018452, in the Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY more commonly known as **508 DRAKE AVENUE, NASHVILLE, TENNESSEE 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Page 181, and any and all encumbrances, restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantees.

WITNESS MY SIGNATURE hereto this 20th day of December, 2024.

Pat Baine

PAT BAINE

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PAT BAINE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of December, 2024.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$61,641.43.**

AFFIANT

Sworn to and subscribed to before me this 20th day of December, 2024.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026