8052

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

SHANNON WILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1242961 DEEDWARR
03/04/2025 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20250304-0016369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Damon Aulston	Legacy Home Loans dba Steadfast Mortgage	161-06-0A-202-00
(NAME)	(NAME)	
1364 Crown Point Place	468 Hwy. 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	White House, TN 37188	
(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, **I, Brenda F. Barker, Trustee of Brenda F. Barker Revocable Living Trust Agreement dated December 22, 2010, as amended and restated on April 23, 2020,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Damon Aulston, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 202 on the plan of Oakhill Townhomes, Phase 3, a horizontal property regime with private elements established by Declaration of Protective Covenants, Restrictions and Easements, of record in Instrument No. 20070614- 0071397, supplemented in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned Second Supplemental Declaration in Instrument No. 20080709-0070601. Reference is hereby also made to Final Plat Oak Hill Town Homes Phase 3, Lot 3, of record by Plat of record in Instrument No. 20080605-0058042, Register's Office Davidson County, Tennessee.

Being the same property conveyed to BRENDA F. BARKER, AS TRUSTEE OF THE BRENDA F. BARKER REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 22, 2010, AS AMENDED AND RESTATED ON APRIL 23, 2020, by Quitclaim Deed from DANIELLE FAITH BARKER, an unmarried woman of record in Instrument No. 20220627-0073341, dated June 16, 2022, recorded June 27, 2022, Register's Office Davidson County, Tennessee and further conveyed to Brenda F. Barker, Trustee, Brenda F. Barker Revocable Living Trust Agreement dated December 22, 2010, by Quitclaim Deed from Brenda F. Barker of record in Instrument No. 20110131-0008234, dated December 22, 2010, recorded January 31, 2011, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A".

This is Improved property, known as 1359 Crown Point Place (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37211 (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, successors 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, successors 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 our hands this 28th day of February, 2025.

Brenda F. Barker Revocable Living Trust Agreement
dated December 22, 2010, as amended and restated
on April 23, 2020

By: Brenda F. Barker, Trustee
Brenda F. Barker, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda F. Barker Brenda F. Barker Revocable Living Trust Agreement dated December 22, 2010, as amended and restated on April 23, 2020, the bargainor (s) 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 in her capacity as Trustee of said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2025.

My Commission Expires: _____
Notary Public

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 28th day of February, 2025.

_____ 02/28/2025
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28th day of February, 2025.

_____
Notary Public

Commission Expires July 17, 2027

ERNEST D. BENNETT III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

"Exhibit "A""

CERTIFICATION OF TRUST
for
THE BRENDA F. BARKER REVOCABLE LIVING TRUST

The undersigned, being first duly sworn, deposes and states that she is of lawful age and is the currently Trustee of the Brenda F. Barker Revocable Living Trust (the "Trust"), and further state, in accordance with the provisions of Tennessee Code Annotated §35-15-1013, as follows:

1. **Instruments Creating and Modifying Trust**. The instrument that created the Trust was a written Trust Agreement executed on December 22, 2010 (the "Agreement").

2. **Settlor of Trust**. The Settlor of the Trust who executed the Agreement was the undersigned, Brenda F. Barker.

3. **Identity and Address of Currently Acting Trustee**. The Trustee listed below is the currently acting Trustee:

   Brenda F. Barker
   1847 Barnstaple Lane
   Brentwood, TN 37027

4. **Successor Trustees**. The Agreement provides that, in the event of the disability, other failure or refusal to serve, or death, of the Trustee, successor Trustees are named in the following order of succession: Kenneth P. Barker, Ruth B. Gillen, Michael Gillen, Ken Barker (the father of Kenneth P. Barker), and Sam Dial.

5. **Powers of Trustee**. Article XIV of the Declaration as amended confers powers upon the Trustee and, among other things, expressly confers upon the Trustee the powers contained in Tennessee Code Annotated §35-50-110 and, further specifically, in Section B thereof, the power to purchase and sell real property.

6. **Revocability of Trust**. The Trust is revocable during the lifetime of Settlor.

7. **Tax Identification Number of the Trust**. The Trust's current tax identification number is the Social Security Number of Settlor Brenda F. Barker, disclosure herein of which is not necessary information for the purposes of this Certification of Trust.

8. **Authority to Sign and Authenticate Documents on Behalf of Trust**. The Trustee named herein holds the sole power and authority to sign for and on behalf of the Trust, legally binding it, and/or to ratify, confirm, and/or authenticate and document(s) or action(s) affecting the Trust.

9. **Manner of Taking Title to Trust Property**. Title to Trust property may be taken in or conveyed in the following manner and name: "Brenda F. Barker Revocable Living Trust", "Brenda F. Barker Revocable Living Trust dated December 22, 2010, "Brenda F. Barker Revocable Living Trust dated December 22, 2010 as same may have been amended from time to time hereafter", or by or to Brenda F. Barker Trustee of the Trust further described and identified in any of the foregoing manners. The foregoing does not exclude other descriptive terms identifying the Trustee or the Trust and no transaction that reasonably identifies the Trust shall be void or voidable by reason of inconsequential variations in the nomenclature/language identifying the Trustee or the Trust.

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10. **Continued Effectiveness of Trust**. The Trust has not been revoked, modified, or amended in any manner other than as set forth herein, and not in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

This 28 day of February, 2025.

Brenda F. Barker Trustee

Brenda F. Barker, Settlor and Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Brenda F. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence executed the within instrument, and upon oath acknowledged that she did so as the duly appointed and acting Trustee of the Brenda F. Barker Revocable Living Trust dated December 22, 2010, that the facts set forth therein are true and complete to the best of her knowledge, information and belief and that she executed same in her official capacity as Trustee, as her free act and deed, for the purposes therein contained, being duly authorized so to do.

Witness, my hand and official seal, this the 28 day of February, 2025.

SHANNON R. BIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2027

My Commission Expires: _____

Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C.
2055 N. Mt. Juliet Road, Suite 202
Mt. Juliet, TN 37122
Phone: 615-480-8115
Fax 615-288-3595

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