Name and Address of New Owner:
Julia Turbyfield and James Replogle
5701 Tennessee Ave
Nashville, TN 37209

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1248499 DEEDWARR
03/20/2025 11:12:30 AM 7 pgs
Fees: $38.00 Taxes: $2,249.60
20250320-0020410

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-06-0-391

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gary M. Hinrichs and Nancy K. Hinrichs, as Trustees or Successor Trustee of the Hinrichs Joint Revocable Living Trust U/A 6/15/2020 and Randall Tate, as Trustee of the Randall Tate Revocable Living Trust dated August 8, 2022,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julia Rose Turbyfield and James Matthew Replogle, Wife and Husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1606 of Block 203 on the Plan of Extension of Plan No. 1 West Nashville, of record in Plat Book 57, pages 172 and 173, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the subject property.

Being the same property conveyed to Gary M. Hinrichs and Nancy K. Hinrichs, as Trustees or Successor Trustee of the Hinrichs Joint Revocable Living Trust U/A 6/15/202 by Quitclaim Deed dated March 22, 2024 from Gary Hinrichs, recorded April 9, 2024 in Instrument No 20240409-0024964 in the Register's Office.

ALSO Being the same property conveyed to Randall Tate, as Trustee of the

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Randall Tate Revocable Living Trust dated August 8, 2022, by Quitclaim Deed dated August 8, 2022 from Randall Tate, recorded August 12, 2022 in Instrument No. 20220812-0091937 in the Register's Office.

Being a portion of the same property conveyed to Randall Tate and Gary Hinrichs, as tenants in common from Jackmar Properties, LLC, by Quitclaim Deed dated January 30, 2019, and recorded on January 31, 2019, as Document No. 2019131-0009414, Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of March, 2025.

Gary M. Hinrichs as Trustee for Hinrichs Joint Revocable Living Trust dated June 15, 2020

By:_____
Gary M. Hinrichs, Trustee

Randall Tate as Trustee for Randall Tate Revocable Living Trust dated August 8, 2022

By:_____
Randall Tate, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared Gary Hinrich as Trustee of Hinrichs Joint Revocable Living Trust U/A 6/15/2020, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed in his capacity as Trustee.

Witness my hand, at office, this 18th day of March, 2025.

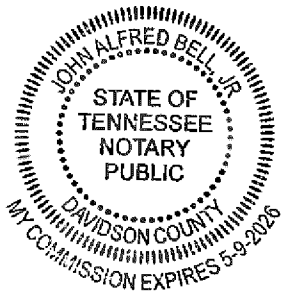
_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared and Randall Tate, Trustee of Randall Tate Revocable Living Trust dated August 8, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed in his capacity as Trustee.

Witness my hand, at office, this 18th day of March, 2025.

_____
Notary Signature
My commission expires



Randall Tate Revocable Living Trust dated August 8, 2022, by Quitclaim Deed dated August 8, 2022 from Randall Tate, recorded August 12, 2022 in Instrument No. 20220812-0091937 in the Register's Office.

Being a portion of the same property conveyed to Randall Tate and Gary Hinrichs, as tenants in common from Jackmar Properties, LLC, by Quitclaim Deed dated January 30, 2019, and recorded on January 31, 2019, as Document No. 2019131-0009414, Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of March, 2025.

Gary M. Hinrichs as Trustee for Hinrichs Joint Revocable Living Trust dated June 15, 2020

By: Gary Hinrichs
Gary M. Hinrichs, Trustee

Randall Tate as Trustee for Randall Tate Revocable Living Trust dated August 8, 2022

By: _____
Randall Tate, Trustee

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GRJ Commonwealth of Virginia, County of Hanover
~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

On this 18th day of March, 2025, before me personally appeared Gary Hinrich as Trustee of Hinrichs Joint Revocable Living Trust U/A 6/15/2020, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed in his capacity as Trustee.

Witness my hand, at office, this 18th day of March, 2025.

Notary Signature
My commission expires: 08/31/2026

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Notarized by USA Notary using online audio / video communication

On this 18th day of March, 2025, before me personally appeared and Randall Tate, Trustee of Randall Tate Revocable Living Trust dated August 8, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed in his capacity as Trustee.

Witness my hand, at office, this 18th day of March, 2025.

Notary Signature
My commission expires

Doc ID: 892cc17de817be424912112f795dba716d124643
202503200020410

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $608,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gary Hinrichs
Affiant

GRJ STATE OF TENNESSEE
COUNTY OF DAVIDSON
Commonwealth of Virginia, County of Hanover

Sworn to and subscribed before me this 18th day of March, 2025. by Gary Hinrich, Trustee.

Notary Signature
My commission expires: 08/31/2026

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Doc ID: 892cc17de817be424912112f795dba716d124643
202503200020410

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/18/2025 (date of document)

Regina Sullo

Affiant Signature

March 18, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 18th day of March, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202503200020410