THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-16953-BW

Karen Johnson
Batch # 1277454
05/27/2025 09 59 31 AM
Fees $13 00 Taxes $773 30

Davidson County
DEEDWARR
2 pgs

20250527-0041236

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 2025

Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Laura M. Beerman		
5105 Whitaker Dr	New Owner	161-06-0-244.00
Nashville, TN 37211		
(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, WE, **Donna G. Striepling, Trustee, Jessie Louise Bruce Revocable Living Trust Agreement dated June 2, 2020**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura M. Beerman, unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No 143 on the Plan of Huntington Park, Section Two, as of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee

Said Lot No 143 fronts 80 00 feet on Westerly margin of Whitaker Drive and extends back between parallel lines 150 00 feet to a line in the rear on which it measures 80.00 feet

Being the same property conveyed to Buren M Bruce and wife, Louise M Bruce by Warranty Deed from Howard Larry Grissom, a single person and Howard Grissom and Sara Grissom of record in Book 6224, page 400, Register's Office for Davidson County, Tennessee, dated January 31, 1984 and recorded on February 01, 1984

Being the same property conveyed to Jessie Louise Bruce, Trustee, Jessie Louise Bruce Revocable Living Trust Agreement dated June 2, 2020 by Quitclaim Deed from Louise M Bruce of record in Instrument No 20200616-0061604 Register's Office for Davidson County, Tennessee, dated June 02, 2020 and recorded on June 16, 2020

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is improved property known as **5105 Whitaker Dr, Nashville, TN 37211**

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 our hands this the 23 day of May, 2025.

Jessie Louise Bruce Revocable Living Trust Agreement dated June 2, 2020

BY: Donna G. Striepling
Donna G. Striepling, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donna G. Striepling** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Jessie Louise Bruce Revocable Living Trust Agreement dated June 2, 2020,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Donna G. Striepling** as such **Trustee.**

Witness my hand and official seal this the 23 day of May, 2025.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY