WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280101 DEEDWARR
06/02/2025 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20250602-0042917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-03-28

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb Litton and Evan Litton	TNvalley FCU	
(NAME)	(NAME)	
323 Blackman Road	535 chestnut street	147 05 0 213.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chattanooga, TN 37402	
(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, **JASON ANDREW LAW AND BREANNA RENE LAW, AS TRUSTEES OF THE JANELLE M. LAW IRREVOCABLE CATASTROPHIC ILLNESS TRUST, DATED NOVEMBER 13, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALEB LITTON AND EVAN LITTON, HUSBAND AND WIFE,** 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. 79 on the Map of CALDWELL COUNTRY ESTATES Subdivision, SECTION 1, as of record in Book 2663, Page 68, Register's Office for Davidson County,Tennessee.

Said Lot No. 79 fronts 100 feet on the Southerly margin of Blackman Road and extends back 325.0 feet on the Westerly line and 225.3 feet on the Easterly line to a dead line in the rear measuring 141.1 feet thereon.

Being the same property conveyed to William R. Law and wife, Janelle M. Law, by Warranty Deed from Joseph B. Myers and wife, Alice C. Myers, of record in Book 5330, Page 804, in the Register's Office of Davidson County, Tennessee, dated August 25, 1978 and recorded on August 28, 1978. The said William R. Law died on September 19, 2001, leaving Janelle M. Law as the surviving tenant by the entirety.

Being the same property conveyed to The Janelle M. Law Irrevocable Catastrophic Illness Trust, dated November 13, 2017, Jason Andrew Law and Breanna Rene Law, Trustee(s), by Quitclaim Deed from Janelle McKinney Law, of record in Instrument No. 20171115-0117452, in the Register's Office of Davidson County, Tennessee, dated November 13, 2017 and recorded on November 15, 2017. The said Janelle McKinney Law died on February 8, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-663

unimproved
This is improved x property, known as 323 Blackman Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (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 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 my hand this 23rd day of May, 2025

JANELLE M. LAW IRREVOCABLE CATASTROPHIC ILLNESS TRUST, DATE NOVEMBER 13, 2017

BY: Jason Andrew Law Trustee

JASON ANDREW LAW, TRUSTEE

BY: Breanna Law, Trustee

BREANNA RENE LAW, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jason Andrew Law and Breanna Rene Law with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Janelle M. Law Irrevocable Catastrophic Illness Trust, dated November 13, 2017 and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

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

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10-...

Notary Public

MO2025-663

True Copy Certification

I, Yvette Meldrum, 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 May 23, 2025.

Signature
May 23, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 23, 2025

Notary's Signature

My Commission Expires: 8.12.28

