Karen Johnson Davidson County
Batch# 1280833 DEEDWARR
06/03/2025 12:44:30 PM 6 pgs
Fees: $33.00 Taxes: $962.00
20250603-0043528

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of June, 2025.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEIL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires May 31, 2026 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Blackwell and Brent Campbell	SAME AS NEW OWNER	084-10-0-023.00
(NAME)	(NAME)	
3080 Leeville Pike		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jessica Nicole Dennis, Heir-at-Law of Brian Anthony Dennis, deceased, as to an undivided 1/2 interest and Patricia Lynne Gooch and Rebecca M. Richardson, Co-Conservators on behalf of Jessica Nicole Dennis, as Co-Trustees of the Martha Dennis Residuary Family Sub-Trust for the benefit of Brian Anthony Dennis, as to an undivided 1/2 interest, as tenants in common,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Blackwell and Brent Campbell**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of "A Subdivision of C.R. Quarles Lands Maplecrest" of record in Plat Book 1835, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bertram B. Dennis and wife, Martha Dennis by Warranty deed from A. D. Hewlett and wife, Frances H. Hewlett of record in Book 2297, page 365, Register's Office for Davidson County, Tennessee, dated August 30, 1954 and recorded on September 10, 1954.

Being a portion of the same property conveyed to WM Thomas McHugh, Trustee by Quitclaim Deed from Bertram Barkley Dennis and wife, Martha Carter Dennis of record in Book 10467, Page 908, Register's Office for Davidson County, Tennessee, dated May 23, 1997 and recorded on May 27, 1997 and within the same deed the said WM Thomas McHugh, Trustee conveyed his interest in the subject property to a one-half (1/2) undivided interest as tenant in common to Bertram Barkley Dennis and a one-half (1/2) undivided interest as tenant in common to wife, Martha Carter Dennis.

Bertram Barkley Dennis died on or about September 22, 2004.

Martha Carter Dennis died on or about September 11, 2008.

Being a portion of the same property conveyed to Betram Barkley Dennis Jr., and William T. McHugh, as Co-Trustees of the Dennis Tennessee Marital Trust, a testamentary trust under the Last Will and Testament of Bertram interest as tenant in common of Bertram Barkley Dennis, deceased by Executor's Quitclaim Deed from Bertram Barkley Dennis Jr., as Executor of the Estate of Bertram Barkley Dennis of record in Instrument No. 20051201-0144434 Register's Office for Davidson County, Tennessee, dated November 22, 2005 and recorded on December 01, 2005.

Being a portion of the same property conveyed to Bertram B. Dennis Jr., as Trustee of the Martha Dennis Residuary Family Trust, a testamentary trust under the Last Will and Testament of Martha Carter Dennis by Administrator's Quitclaim Deed from Bertram B. Dennis Jr., as administrator C.T.A. of the Estate of Martha Carter Dennis of record in Instrument No. 20150909-0091766 Register's Office for Davidson County, Tennessee, dated September 08, 2015 and recorded on September 09, 2015.

Being a portion of the same property conveyed to Brian Anthony Dennis outright and free of trust as to an undivided ½ interest as tenant in common, and unto Brian Anthony Dennis, Trustee, of the Martha Dennis Residuary Family Sub-Trust for the benefit of Brian Anthony Dennis and his descendants, as to an undivided ½ interest as tenant in common by Trustee Quitclaim Deed from Bertram B. Dennis, Jr., Trustee, of the Bertram B. Dennis Tennessee Marital Trust, a testamentary trust under the will of Bertram Barkley Dennis as to an undivided ½ interest as tenant in common and Bertram B. Dennis, Jr., Trustee of the Martha Dennis Residuary Family Trust, a testamentary trust under the will of Martha Carter Dennis as to an undivided ½ interest as tenant in common of record in Instrument No. 20150911-0092508 Register's Office for Davidson County, Tennessee,

dated September 08, 2015 and recorded on September 11, 2015. See Order to Appoint Co-Trustees of record as shown as Exibit "A" attached hereto and made apart thereof.

Brian Anthony Dennis died on or about May 03, 2024. See Affidavit of Heirship of record in Instrument No. 202506030043527, said Register's Office showing Jessica Nicole Dennis his only heir-at-law.

Patricia Lynne Good and Rebecca M. Richardson being appointed as Conservators for Jessica Nicole Dennis. See Case No. 07P-045 and Case No. 16118, in the Chancery Court for Cheatham County, Tennessee, Probate Division.

This property is __unimproved _X_improved property known as: 2209 Maplecrest Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

GRANTOR covenants with said Grantee 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of June, 2025.

Patricia Lynne Gooch, Co-Conservator for
Jessica Nicole Dennis, Heir-at-Law of Brian Anthony Dennis

Rebecca M. Richardson, Co-Conservator for
Jessica Nicole Dennis, Heir-at-Law of Brian Anthony Dennis

Martha Dennis Residuary Family Sub-Trust

BY: Patricia Lynne Gooch, Co-Conservator
Patricia Lynne Gooch, Co-Conservator on behalf of Jessica Nicole Dennis, as Co-Trustee

BY: Rebecca M. Richardson, Co-Conservator
Rebecca M. Richardson, Co-Conservator on behalf of Jessica Nicole Dennis, as Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Lynne Gooch and Rebecca M. Richardson, Conservators for Jessica Nicole Dennis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Lynne Gooch and Rebecca M. Richardson, Co-Conservators on behalf of Jessica Nicole Dennis, as Co-Trustees of the Martha Dennis Residuary Family Sub-Trust for the benefit of Brian Anthony Dennis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

EXHIBIT "A"

IN THE CHANCERY COURT FOR CHEATHAM COUNTY, TENNESSEE
PROBATE DIVISION

FILED 5-28-2025
ENTERED 5-28-2025
BOOK B-36 PAGE 113
PAMELA JENKINS, Clerk & Master

IN RE:	)	
	)	
THE BERTRAM B. DENNIS FAMILY TRUST, and	)	
THE BERTRAM B. DENNIS TN MARITAL TRUST,	)	
And THE MARTHA DENNIS RESIDURARY	)	**NO. 16118**
FAMILY TRUST	)	
	)	
BERTRAM B. DENNIS, JR., Trustee	)	

ORDER TO APPOINT SUCCESSOR CO-TRUSTEES

This cause came to be heard on May 28, 2025 before the Honorable Suzanne Lockert-Mash, Judge upon the Petition to Appoint Successor Trustees filed by the Co-Petitioners, **PATRICIA LYNNE GOOCH and REBECCA M. RICHARDSON**, on behalf of **JESSICA NICOLE DENNIS,** the only child and sole heir of the Decedent, **BRIAN ANTHONY DENNIS.**

The Court finds that all information required by local rule and statute including Tennessee Code Annotated Section 30-1-117 is in the record and it appears upon the representations of counsel that all interested persons were given a copy of the Petition and Notice of the Hearing.

The Court concludes upon consideration of the Petition, witness testimony and arguments of counsel (if applicable) and the entire record that the Petition should be granted.

IT IS THEREFORE ORDERED THAT PATRICIA LYNNE GOOCH and REBECCA M. RICHARDSON, as Co-Conservators on behalf of **JESSICA NICOLE DENNIS,** are appointed as the Co-Trustees of The Martha Dennis Residuary Family Trust for the benefit of the beneficiary of **BRIAN ANTHONY DENNIS.**

Suzanne Lockert-Mash

SUZANNE LOCKERT-MASH, Judge

FILED _____

ENTERED _____

BOOK _____ PAGE _____

PAMELA JENKINS, Clerk & Master

APPROVED FOR ENTRY:

DAVID KENNEDY, JR. (BPR #18066)
Attorney for Co-Petitioners
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998
FAX: (615) 883-4848
david@kennedyfirmtn.com

CERTIFICATE OF SERVICE

I, the undersigned, do hereby certify that a true and exact copy of the foregoing has been served upon all parties by email and U.S. Mail, postage prepaid, to their respective address as set forth below and in the original Petition, on this 28th day of May 2025.

Patricia Lynne Gooch
Co-Conservator of Jessica Nichole Dennis
100 Shady Cove
Old Hickory, TN 37138

Rebecca M. Richardson
Co-Conservator of Jessica Nichole Dennis
209 Scenic Ridge Court
Old Hickory, TN 37138

DAVID KENNEDY, JR.

Certificate of Authenticity

I, Celia Stewart Rouse, 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 6/2/25.

Celia Stewart Rouse
Affiant Signature

6/2/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 2nd day of June, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY