This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 207628 DEEDWARR
03/19/2019 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190319-0025002

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JEREMY D. LEE TIFFANY L. LEE 6363 Eatons Creek Road Joelton, TN 37080	SAME	022 01 0 006.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 14 day of March, 2019.

Notary Public

My Commission Expires:

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JEREMY DAVID LEE, who is one and the same as JEREMY D. LEE, and TIFFANY LEE, who is one and the same as TIFFANY L. LEE, Trustees of the LEE REVOCABLE LIVING TRUST dated October 25, 2018, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JEREMY D. LEE and TIFFANY L. LEE, husband and wife, as tenants by the entireties.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all

persons.

Whenever 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 14th day of March, 2019.

By: _____
JEREMY DAVID LEE

_____
TIFFANY LEE

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 JEREMY DAVID LEE and TIFFANY LEE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 14 day of March, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 3-8-2022

CHAD BRYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Beginning at an iron pin in the Westerly right of way Eaton's Creek Road, being the Northeast corner of Lot #1 on the plan of Meadow Lark Estates, as of record in Book 3842, Page 89, R.O.D.C, TN, and being the Southeast corner of this tract, thence: N 72-16-37 W, 195.00' to an iron pin, thence: N 72-16-37 W, 194.92' to a concrete monument, thence: N 74-32-48 W, 192.25' to a metal post, thence: N 77-22-52 W, 220.06' to a corner post, and being the Southwest corner of a proposed road, thence: with said road, N 19-45-39 E, 214.66' thence: with a curve, having a radius of 25' and a chord bearing of N 64-01-29 E, a chord distance of 34.90' a distance of 38.63' to an iron pin, thence: with a curve, having a radius of 947.43' a central angle of 10-53-49 a chord bearing of S 77-09-37 E, a chord distance of 179.99' a distance of 180.26' to an iron pin, thence: S 82-36-31 E, 95.00' to an iron pin, thence: with a curve having a radius of 1,883.11' a central angle of 6-00-00, a chord bearing of S 79-36-31 E, a chord distance of 197.11' a distance of 197.20' to an iron pin, thence: S 76-36-31 E. 100.00' to an iron pin at a fence post, the Northwest corner of Lot #13 on the plan of Feltswood Subdivision, Section One, as of record in Plat Book 3700, Page 13, R.O.D.C, TN, thence: with the West line of Lot 313, S 13-23-29 W, 145.00' to a broken monument, thence: S 71-47-25 E, 215.25' to a broken monument in the westerly right-of-way Eaton's Creek Road, thence: with said right-of way Eaton's Creek Road, S 28 57-51 W, 132.64' to the point of beginning containing 4.075 acres more or less as per a survey by C&K Surveyors, dated 7/26/2010.

Being the same property conveyed to JEREMY D. LEE and TIFFANY L. LEE, Trustees of the LEE REVOCABLE LIVING TRUST dated October 25, 2018, by Warranty Deed of record from JEREMY D. LEE and TIFFANY L. LEE, in Instrument Number 20181031-0107968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 6363 Eatons Creek Road, Joelton, TN 37080.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

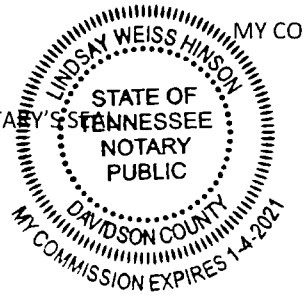
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).