This instrument prepared by:
John K. Falck - 89667
18664 Webster Circle
Elkhorn, NE 68022

Karen Johnson Davidson County
Batch# 240674 DEEDWARR
06/07/2019 03:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190607-0054921

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
John K. Falck, Trustee, et al	John K. Falck, Trustee, et al	181 10 0E 060.00
18664 Webster Circle	18664 Webster Circle	
Elkhorn, NE 68022	Elkhorn, NE 68022	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **John K. Falck and Margaret A. Falck, husband and wife** has this day bargained and sold, and does hereby transfer and convey unto the said **JOHN K. FALCK AND MARGARET A. FALCK, TRUSTEES OF THE JOHN K. FALCK AND MARGARET A. FALCK LIVING TRUST DATED JANUARY 17, 2017, AND ANY AMENDMENTS THERETO**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a Revocable Living Trust.

This is unimproved ( ) property known as 5526 Prada Drive, Brentwood, Tennessee 37027
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that 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, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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 hand this 16 day of May, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John K Falck
John K. Falck

Margaret A. Falck
Margaret A. Falck

ACKNOWLEDGMENT

STATE OF Nebraska)

COUNTY OF Douglas) ss

Personally appeared before me, Stacy Kawa, a Notary Public in and for said County and State, **John K. Falck and Margaret A. Falck** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Elkhorn, NE this 16 day of May, A.D., 2019.

NOTARY STAMP/SEAL

GENERAL NOTARY - State of Nebraska
STACY KAWA
My Comm. Exp. March 16, 2023

Stacy Kawa
NOTARY PUBLIC
Notary Commission Expires: 3/16/23

AFFIDAVIT OF VALUE

STATE OF Nebraska)

COUNTY OF Douglas)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3) (f).
Subscribed and sworn to before me this the 16 day of May, 2019.

John K Falck
Affiant

(Affix Seal)

GENERAL NOTARY - State of Nebraska
STACY KAWA
My Comm. Exp. March 16, 2023

Stacy Kawa
Notary Public
My Commission Expires: 3/16/23

EXHIBIT "A"
LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

THIS CONVEYANCE IS SUBJECT TO: (1) ALL MATTERS AS SET FORTH PER INSTRUMENT 201401170004783; (2) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT 201106030042709, AS AMENDED OF RECORD IN INSTRUMENT NO. 201408060071500, AND INSTRUMENT NO. 201708110082700; (3) EASEMENTS SET FORTH IN INSTRUMENTS OF RECORD IN INSTRUMENT 200802140014939 AND INSTRUMENT 201006280050273; (4) INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORM WATER MANAGEMENT FACILITIES OF RECORD IN INSTRUMENT 200903090020470; (5) AGREEMENT FOR DEDICATION OF EASEMENT FOR DETENTION/WATER QUALITY PONDS, WATER QUALITY UNIT, STORM DRAINAGE AND/OR APPURTENANCES OF RECORD IN INSTRUMENT 200903090020488; (6) AGREEMENT FOR DEDICATION OF EASEMENT FOR DETENTION/WATER QUALITY PONDS, BIORETENTION AREAS, WATER QUALITY UNIT, STORM DRAINAGE AND/OR APPURTENANCES OF RECORD IN INSTRUMENT 200903090020517; (7) GRANT OF EASEMENT OF RECORD IN INSTRUMENT 200907140065912; (8) AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS, DRAINAGE FLOW AND APPURTENANCES OF RECORD IN INSTRUMENT 200908060073466; (10) AGREEMENT FOR DEDICATION OF EASEMENTS FOR SANITARY SEWERS, WATER LINE, AND APPURTENANCES OF RECORD IN INSTRUMENT 201104110027742; (11) GRANT OF EASEMENT OF RECORD IN INSTRUMENT 201709210096817; (12) CHARTER OF THE HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT 201001130003233, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to John K. Falck and Margaret A. Falck, husband and wife by Warranty Deed from Virginia E. Purvis and James D. Purvis, Co-Trustees of the Elizabeth B. Jordan Revocable Trust Agreement u/a/d August 1, 2014 as Document No. 20180226-0018011, said Register's Office.

True Copy Certification

I, Sharon Bailey, do hereby make oath that I am a licensed attorney and/or the 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.

Sharon Bailey
Signature

State of Nevada

County of Clark

Personally appeared before me, Valerie Ward, a notary public for this county and state, Sharon Bailey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie Ward
Notary's Signature

My Commission Expires: 8-30-19
Notary' Seal (if on paper)

