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

*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.*

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 264242 DEEDWARR
07/30/2019 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190730-0075090

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| JOSHUA L. MINSHALL, Trustee<br>CASEY E. MINSHALL, Trustee<br>HUDVILLE TRUST<br>dated July 25, 2019<br>1413 Fatherland Street<br>Nashville, Tennessee 37206 | SAME | 83-13-295.00 |

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 25th day of July, 2019.

Notary Public

My Commission Expires: 09-06-2022

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, JOSHUA LAYNE MINSHALL and wife, CASEY ELIZABETH MINSHALL, 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 JOSHUA L. MINSHALL and CASEY E. MINSHALL, Trustees of the HUDVILLE TRUST, dated July 25, 2019, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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 25th day of July, 2019.

By: _____
JOSHUA LAYNE MINSHALL

_____
CASEY ELIZABETH MINSHALL

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSHUA LAYNE MINSHALL and CASEY ELIZABETH MINSHALL, 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 Brentwood, Tennessee, this 25th day of July, 2019.

_____
NOTARY PUBLIC

My Commission Expires: _____

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

## Exhibit A

## Property Description

Said property is described to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 90, BLOCK I, IN THE DIVISION OF THE HOME PLACE OF ELIZA M. LINDSLEY, DECEASED, AS OF RECORD IN PLAN BOOK 2, PAGE 92, RECORDS OF CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to JOSHUA LAYNE MINSHALL and CASEY ELIZABETH MINSHALL, by Warranty Deed of record from ROBERT KING WILLIAMS, unmarried, with Instrument Number 20111108-0087282, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2, PAGE 92 CHANCERY COURT FOR DAVIDSON COUNTY; EASEMENT OF RECORD IN INSTRUMENT NO. 20020308-0029384 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

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

This is improved property known as 1413 Fatherland Street, Nashville, Tennessee 37206.

## 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*

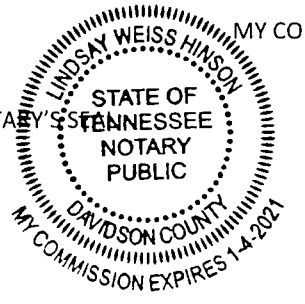
state, James M. Adcox III, who acknowledges that this certification of an electronic
*Signer's Name*

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).