This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
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# 286436 DEEDWARR
09/16/2019 11:54:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190916-0093662

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DANIEL THOMAS NOZEL, Trustee NOZEL REVOCABLE TRUST dated March 4, 2019 688 Legends Crest Drive Franklin, Tennessee 37069	Same	096010A00600CO

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]).

X
DANNY NOZEL

KENNETH L. BRANDES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-22-2021

Sworn to and subscribed before me this 3rd. of September 2019.

Kenneth L Brandes
Notary Public

My Commission Expires: 12/22/2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DANNY NOZEL, unmarried, being one and the same as DANIEL THOMAS NOZEL, do hereby transfer and convey any and all interest owned by me 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 DANIEL THOMAS NOZEL, TRUSTEE of the NOZEL REVOCABLE LIVING TRUST, dated March 4, 2019, and any amendments thereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and I covenant with the said GRANTEE that I am 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. I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, 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 MY HAND this 3rd of September, 2019.

X _____
DANNY NOZEL

KENNETH L. BRANDES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-22-2021

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 DANNY NOZEL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd of September 2019.

Kenneth L Brandes
NOTARY PUBLIC
My Commission Expires: 12/22/2021

Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Riverfront, Section Two, Revision to Lots 6 through 12 and 16 through 22, of record in Book 7900, Page 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DANNY NOZEL (being one and the same as DANIEL THOMAS NOZEL) by BART R. COMISKEY and wife, ATHA COMISKEY, by Warranty Deed of record, in Instrument No.#20150527-0048717, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions and By-Laws of record in Book 6044, Page 545; Book 6283, Page 630, amended in Book 6571, Page 574; Book 7292, Page 985; Book 8675, Page 599; and Book 8699, Page 932, said Register's Office.

This conveyance is further made subject to: (1) All matters appearing on the Plan of record in Plat Book 7900, Page 641, said Register's Office; (2) Sewer Easement of record in Book 4806, Page 513; Book 4806, page 517; Book 4774, Page 923; Book 5580, Page 124; Book 5990, Page 348; and Book 6282, Page 653; Register's Office said County; (3) Flowage Easement of record in Book 2272, Page 231 and 337, Register's Office for said County.

This conveyance is further subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The legal description is taken from the prior deed of record.

This improved property is known as 80 Riverpoint Pass, Nashville, Tennessee 37214.