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# 295923 DEEDWARR
10/04/2019 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191004-0101478

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JEFFREY M. LINTZENICH, Trustee DEVIN D. LINTZENICH, Trustee LINTZENICH REVOCABLE LIVING TRUST dated October 1, 2019 301 N. 16th Street Nashville, TN 37206	Mortgage Investments Group 8320 E. Walker Springs Ln, Ste. 200 Knoxville, TN 37923	83-10-150

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 October 1, 2019.

Notary Public

My Commission Expires:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JEFFREY MICHAEL LINTZENICH AND DEVIN CATHERINE DONOVAN, who is one in the same as DEVIN D. LINTZENICH, both of whom were unmarried at the time of conveyance of said property and did subsequently marry on 7/7/12, as husband and wife, 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 JEFFREY M. LINTZENICH and DEVIN D. LINTZENICH, TRUSTEES of the LINTZENICH REVOCABLE LIVING TRUST, dated October 1, 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 1st day of October, 2019.

By: _____
JEFFREY MICHAEL LINTZENICH

_____
DEVIN D. LINTZENICH

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 JEFFREY MICHAEL LINTZENICH and DEVIN D. LINTZENICH, 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 1st day of October, 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 the southerly 40 feet of Lots No. 21, 22, and 23 on the map of W.R. CORNELIUS, JR. SUBDIVISION, as shown by plat of record in Plat Book 57, Page 124, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said parts of Lots No. 21, 22, and 23 front together 40 feet on the easterly side of 16th Street, formerly Hickman Street, and extends back between parallel lines, along the northerly side of Garland Ave, 150 feet to a 12 foot alley.

Being the same property conveyed to JEFFREY M. LINTZENICH and DEVIN CATHERINE DONOVAN, who is one in the same as DEVIN D. LINTZENICH, by Warranty Deed of record from SAMANTHA GIBB, married, in Instrument Number 20120719-0063452, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 124, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 301 N. 16th Street, Nashville, TN 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:

LINDSAY WEISS HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(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).