Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 064 08 0A 024.00

Karen Johnson Davidson County
Batch# 300778 DEEDWARR
10/15/2019 08:47:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191015-0105345

WARRANTY DEED

Property Address & New Owner:
MATTHEW B. KOON and
REBEKAH A. KOON, Trustees of the
KOON REVOCABLE LIVING TRUST
1324 Autumn Springs Lane
Old Hickory, TN 37138

Mail Tax Statement to:
Matthew B. Koon
Rebekah A. Koon
1324 Autumn Springs Lane
Old Hickory, TN 37138

The GRANTORS, **MATTHEW B. KOON and REBEKAH A. KOON, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

MATTHEW B. KOON or REBEKAH A. KOON, Trustees of the KOON REVOCABLE LIVING TRUST, dated September 9, 2019

The KOON REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Merritt Downs, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20010523-0053201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to MATTHEW B. KOON and REBEKAH A. KOON, husband and wife, by Warranty Deed of record at Instrument No. 20170802-0078330 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 9th day of September, 2019, by the undersigned.

MATTHEW B. KOON

REBEKAH A. KOON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MATTHEW B. KOON,** and **REBEKAH A. KOON,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of September, 2019.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: _____

My Comm. Exp. 3-7-2021

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS

PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 9th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 3-7-2021