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.

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Karen Johnson Davidson County
Batch# 305195 DEEDWARR
10/23/2019 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191023-0108763

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ROBERT TIMOTHY SINKS, Trustee DARLENE D. SINKS, Trustee SINKS REVOCABLE LIVING TRUST dated October 22, 2019 3428 Hampton Avenue Nashville, TN 37215	SAME	117-6 61 7DA24100

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

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

Sworn to and subscribed before me this October 22, 2019.

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, TIMOTHY SINKS, who is one and the same as ROBERT TIMOTHY SINKS, and DARLENE SINKS, who is one and the same as DARLENE D. SINKS, 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 ROBERT TIMOTHY SINKS and DARLENE D. SINKS, TRUSTEES of the SINKS REVOCABLE LIVING TRUST, dated October 22, 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 22nd day of October, 2019.

By: _____
TIMOTHY SINKS

_____
DARLENE SINKS

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 TIMOTHY SINKS and DARLENE SINKS, 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 22nd day of October, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

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:

TRACT ONE:

Land in Davidson County, Tennesssee, being the westerly 152 feet of the easterly 286 feet of Lot No. 11 on the Map of Hillsboro Heights, not of record, and described as follows:

Beginning at a point in the north margin of Hampton Avenue 1654 feet west from the center line of 23rd Avenue South, said point being 134 feet west of the common corner of Lots Nos 11 and 12; thence northerly parallel with the line between Lots Nos. 11 and 12, 345 fet, more or less, to the south line of Lot No. 9; thence westerly with the south line of Lot No. 9, 152 feet to a point, which is 14 feet east of the center line of 25th Avenue, South, as closed, said point likewise being 14 feet east of the common corner of Lots Nos. 10 and 11; thence southerly 347 feet, more or less, to the north margin of Hampton Avenue, thence with the margin of the same easterly 152 feet to the beginning.

TRACT TWO:

Land in Davidson County, Tennessee, being the easterly 1 1/2ft. of Lot No. 10 and the westerly 14 ft. of Lot No. 11 on the plat of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, May ____, 1910, as follows:

Beginning at a point on the northerly margin of Hampton Avenue at the southwest corner of the property conveyed to William H. Woods et ux by Edward M. Epstein et ux of record in Book 2021, page 614 of the Register's Office of Davidson County, said point being 1786 ft. west from the center of 23rd Avenue South, thence northwearly with the west line of said Woods property 347 ft. to the south line of Lot No. 9, thence westwardly with the south line of Lots No. 9 and 10, 15 1.2 ft. to the N.E. corner of the property conveyed to Charles A. Walsh et ux by W.E. Wood et ux of record in Book 1132, page 325 said Register's Office, thence southwardly with said Walsh's easterly line 347 ft. to the northerly margin of Hampton Avenue, thence eastwardly with the northerly margin of Hampton Avenue 15 1/2 ft. to the beginning.

Being the same property conveyed to TIMOTHY SINKS and DARLENE SINKS, husband and wife, by Warranty Deed of record from JANE S. WOODS, unmarried, in Instrument Number 20011012-0111350, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to an easement of record in Book 4083, page 895, said Register's Office.

This is improved property known as 3428 Hampton Avenue, Nashville, TN 37215.

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

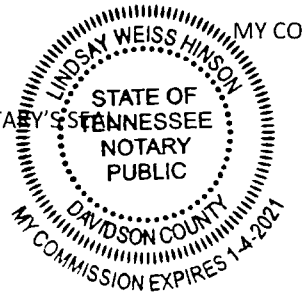
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

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).