This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

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# 379393 DEEDWARR
03/30/2020 12:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200330-0033919

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
ANTHONY B. DANIELS, Trustee SAHAR KOHANIM, Trustee KOHANIM-DANIELS REVOCABLE LIVING TRUST, dtd March 27, 2020 316 Whitworth Way Nashville, TN 37205	SunTrust Mortgage 901 Semmes Ave. Richmond, VA 23224	104-14-0H 030.00CO

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]).

Martha Sapora
AFFIANT

Sworn to and subscribed before me this 27th day of March, 2020.

MATTHEW D. FAULK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-30-2021

Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, SAHAR KOHANIM and ANTHONY DANIELS, who is one and the same as ANTHONY B. DANIELS, wife and husband, 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 ANTHONY B. DANIELS and SAHAR KOHANIM, TRUSTEES of the KOHANIM-DANIELS REVOCABLE LIVING TRUST, dated March 27, 2020, 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 27th day of March, 2020.

By: _____
SAHAR KOHANIM

_____
ANTHONY DANIELS

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 Sahar Kohanim and Anthony Daniels, 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 Franklin, Tennessee, this 27th day of March, 2020.

_____
Matthew D. Faulk, Notary Public

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

My Commission expires: March 30, 2021

Exhibit A

Property Description

Said property is described to wit:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Final Plat of Whitworth, Phase 3, Section 1 of record in Plat Book 7900, Page 866, as amended in Book 9582, page 834, 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 Sahar Kohanim and Anthony Daniels, wife and husband, by Warranty Deed of record from Steven J. Dansky and wife Ellen Davis Dansky, in Instrument No. 20131219-0128206, Register's Office for Davidson County, Tennessee.

> This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

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

This is improved property known as 316 Whitworth Way, Nashville, TN 37205.

True Copy Certification

I, Matthew D. Faulk, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/12/23

Notary' Seal (if on paper)

CALEB HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 12, 2023