Karen Johnson Davidson County
Batch# 414405 DEEDWARR
06/15/2020 09:31:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200615-0060699

This Instrument Prepared by:
David A. Pickler, Attorney at Law
The Pickler Law Firm, PLC
1143 Halle Park Circle
Collierville, TN 38017
(901) 316-0160

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that KATHRYN HALFORD, unmarried, (GRANTOR) of the County of Davidson, State of Tennessee, in consideration of the sum of One (1) Dollar, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, and convey unto **Kathryn T. Halford, Trustee of the Kathryn T. Halford Living Trust dated May 28, 2020** (GRANTEE), all right, title, and interest in and to the following described real estate, lying in the County of Davidson, State of Tennessee, to-wit:

> **Land in Davidson County, Tennessee, being Lot No.1, on the Final Plat of Devon Glen, Phase I, of record in Book 7900, page 457, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

Being the same property conveyed to Kenneth A. Halford, and wife, Kathryn Halford, by Quit Claim Deed from Kenneth A. Halford and wife, Kathryn T. Halford, recorded August 6, 1998, Book 11056, Page 186-187, in the Register's Office of Davidson County, Tennessee. The said Kathryn Halford, grantor herein, covenants that she and the said Kenneth A. Halford were husband and wife at the time of his death and had been continuously married from the date of acquisition of the property until the date of his death, and she hereby conveys as the surviving tenant by the entirety.

THE ABOVE DESCRIPTION HAS BEEN MADE WITHOUT THE BENEFIT OF TITLE SEARCH AND IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

To have and to hold the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto grantee, its heirs, successors, and assigns in fee simple forever.

The Grantor hereby covenants with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is

unencumbered; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF I have set my hand and seal this 28th day of May, 2020.

Kathryn Halford

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, duly commissioned and qualified, personally appeared **Kathryn Halford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the within named bargainor, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2020.

KELSEY J. GILLIAM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-4-2021

Notary Public

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. § 67-4-409(a)(3)(F)

Property Address:
2409 Devon Valley Drive
Owner, Grantee & Person responsible for payment of taxes:
Kathryn T. Halford, Trustee of the Kathryn T. Halford Living Trust dated May 28, 2020
2409 Devon Valley Drive
Nashville, TN 37221

Parcel No. 141-16-0-D

This instrument was executed pursuant to Tenn. Executive Order No. 26, issued by Tennessee Governor Bill Lee on April 9, 2020.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00.

Affiant - Kathryn Halford

Subscribed and sworn before me, this 28th day of May, 2020.

Notary

KELSEY J. GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-4-2021