NAME AND ADDRESS OF OWNER: Roger Conrad, Trustee 1211A Sigler Street Nashville, TN 37212	PREPARED BY: John H. Baker III, Attorney at Law PO Box 10556 222 Heritage Park Drive, Suite 104 Murfreesboro, TN 37129 (615) 896-5621
SEND TAX BILLS TO: Roger Conrad, Trustee 1211A Sigler Street Nashville, TN 37212	INFORMATION FOR DESCRIPTION OF PROPERTY HEREIN FURNISHED BY THE PARTIES Map-Parcel: 093 13 0X 001.00

THIS DOCUMENT IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENNESSEE CODE SECTION 67-4-409(a)(3)(F), FOR TRANSFERS OF REAL ESTATE TO GRANTOR'S REVOCABLE LIVING TRUST.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Roger Conrad,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roger Conrad, Trustee of the Roger Conrad Living Trust dated May 27, 2020, and any amendments thereto**, hereinafter called the Grantee, his heirs, successors and assigns, a certain parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee being Unit A on the plan of Sigler Villas, of record in Exhibit "C" of the Declaration of record in Instrument No. 20160815-0084899, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed by Warranty Deed to Roger Conrad of record in Instrument No. 20170727-0076055, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1211A Sigler Street, Nashville, TN 37212.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as noted herein. Grantor does further covenant and bind herself, her heirs, and representatives, to warrant and forever defend the title to said land to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

The aforesaid Roger Conrad Living Trust was executed and established by Roger Conrad, as Grantor and Trustee, on May 27, 2020, before execution of this Warr

Karen Johnson Davidson County
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Fees: $12.00 Taxes: $0.00



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is validly in existence at the time of the execution of this deed. Roger Conrad is the sole currently serving Trustee of said trust.

This deed was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

IN WITNESS WHEREOF, the undersigned, Roger Conrad, has hereunto set her hand this the 27th day of May, 2020.

Roger Conrad, Grantor

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and county, the within named, **Roger Conrad**, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 27th day of May, 2020.

NOTARY PUBLIC
My Commission Expires: 08/16/2020

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY