This Instrument Prepared By:
Scott Smith
1412 Collier Street Bldg A
Austin, Texas 78704

Karen Johnson Davidson County
Batch# 421213 DEEDWARR
06/19/2020 01:29:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200619-0065546

T.C.A 67-4-409 (a)(3)(F): Exempt No Consideration Transfer into Revocable Trust

WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of April, 20 20, by and between **Colton B. Ashby**, having taken title as Colton A. Ashby **and Catherine A. Ashby**, husband and wife, party of the first part, and Scott Royal Smith, Trustee of the **5604 Morrow Road Trust,** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part does hereby convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

SEE ATTACHED EXHIBIT A

Commonly known as: **5604 Morrow Road, Nashville, TN 37209**

BEING the same property conveyed to Colton A. Ashby and Catherine A. Ashby by Warranty Deed from Frank Alan Forbush, dated September 30, 2019, recorded October 3, 2019 under Document# 20191003-0100971, Register's Office, Davidson County, Tennessee.

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 party of the second part, Scott Royal Smith, Trustee of the **5604 Morrow Road Trust,** its heirs and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that **Colton B. Ashby and Catherine A. Ashby** are lawfully seized in fee of the aforedescribed real estate; that **Colton B. Ashby and Catherine A. Ashby** have a good right to sell and convey the same; that the same is unencumbered, except for: **See Attached Exhibit A.**

THE CONSIDERATION for this conveyance is as follows: Zero ($0.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND in Davidson County, State of Tennessee, described as follows , to wit:

LAND in Davidson County, Tennessee, being Unit No. 3 on the Plan of Kenrow, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of Kenrow, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150414-0032912, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

THE conveyance of the above described parcel of land is subject to the following:

l) All matters shown on the Plan as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150414- 0032912, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions, and Restrictions for Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, First Supplementary Declaration of record in Instrument No. 20160205-0011226, Register's Office for Davidson County, Tennessee;

3) First Amendment to By-Laws of Kenrow Townhouse of record in Instrument No. 20160205-0011227, Second Amendment to By-Laws of record in Instrument No. 20190715-00680763, Register's Office for Davidson County, Tennessee;

4) All matters as shown on the Plan of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee;

5) Easement to the City of Nashville of record in Book 1493, Pages 500 and 510, Register's Office for Davidson County, Tennessee;

6) Exceptions to Easement of record in Book 5513, Page 125, Register's Office for Davidson County, Tennessee;

7) Charter of Kenrow Townhouse Corporation of record in Instrument No. 20150513-0043681, Register's Office for Davidson County, Tennessee;

8) Taxes have been prorated between the parties and were paid by the Grantor herein and for the subsequent years, not yet due and payable.

WITNESS the hand of said Grantor this 30 day of APRIL, 2020.

Colton B. Ashby

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
.ss
COUNTY OF Orange)

On April 30th, 2020 before me, D. K. Shah, ——————, the Notary Public, personally appeared **Colton B. Ashby**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

D Shah (Seal)
Signature of Notary Public

D. K. SHAH
Printed Name

August 13, 2020.
My Commission Expires

BCT3 D. K. SHAH COMM...2160104 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. August 13, 2020 BCT3

WITNESS the hand of said Grantor this 30 day of APRIL, 2020.

Catherine A. Ashby

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
.ss
COUNTY OF Orange)

On April 30th, 2020 before me, D. K. Shah, ———, the Notary Public, personally appeared **Catherine A. Ashby**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

D Shah (Seal)
Signature of Notary Public

D. K. SHAH
Printed Name

August 13, 2020
My Commission Expires

BCT3 D. K. SHAH COMM...2160104 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. August 13, 2020 BCT3

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **5604 Morrow Road, Nashville, TN 37209**

MAIL TAX NOTICES TO:

5604 Morrow Road Trust
1412 Collier Street Bldg A
Austin, TX 78704

NAME AND ADDRESS OF PROPERTY OWNERS: **5604 Morrow Road Trust**, 1412 Collier Street Bldg A, Austin, TX 78704

THIS INSTRUMENT PREPARED BY: Scott Smith, 1412 Collier Street Bldg A, Austin, TX 78704

RETURN TO:
MT#:
TAX PARCEL NO.: **091-06-0P-003.00**
STATE TAX: **$_____**
REGISTER'S FEE: **$_____**
RECORDING FEE: **$_____**
TOTAL: **$_____**

Tennessee Certification of Electronic Document

I, Scott Royal Smith, 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.

Scott Royal Smith

Signature

State of Texas

County of Travis

Personally appeared before me, Crystal Brooks, a notary public for this county and state,
Notary's Name

Scott Royal Smith, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Crystal Brooks

Notary's Signature

MY COMMISSION EXPIRES: 08/10/2022

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
Crystal Lynn Brooks
My Commission Expires
08/10/2022
ID No. 131678549

(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).