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.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 465577 DEEDWARR
08/27/2020 02:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200827-0097457

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DANE C. ANTHONY, Trustee MAGGIE ANTHONY, Trustee ANTHONY REVOCABLE LIVING TRUST dated August 27, 2020 920 Gale Lane Nashville, TN 37204	SAME	118-6-41

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]).

Stacy Burdett
AFFIANT

Sworn to and subscribed before me this August 27, 2020.

Notary Public

My Commission Expires:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, DANE C. ANTHONY, and MAGGIE ANTHONY, 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 DANE C. ANTHONY and MAGGIE ANTHONY, TRUSTEES of the ANTHONY REVOCABLE LIVING TRUST, dated August 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 August, 2020.

By: _____
DANE C. ANTHONY

_____
MAGGIE ANTHONY

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 DANE C. ANTHONY and MAGGIE ANTHONY, 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 27th day of August, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2021

Exhibit A

Property Description

Said property is described to wit:

Being the westerly 108.2 feet of Lot No. 19 on the Map of a resubdivision of part of the Vaulx Land, not of record, described according to a survey made by Eric Drake, County Surveyor, October 23, 1964, as follows:

Beginning on the northerly margin of Gale Avenue, at a point 575.9 feet east of the easterly margin of Craig Avenue, said point being the corner of Lots Nos. 18 and 19; thence, with the line between said two lots, northwardly 231 feet; thence, eastwardly 108.02 feet to the Northwest corner of the property conveyed to Mary Craig Faulkner, by deed from W.N. Claud and wife, of record in Book 911, Page 89, Register's Office for said County; thence, with her westerly line, southwardly 232 feet to the northerly margin of Gale Avenue; thence, with same westwardly 108.02 feet to the beginning.

Being the same property conveyed to Connie Gray Hardin by Warranty Deed of record in Inst No. 20011103-0120545, Register's Office, Davidson County, TN. The subject property has never been used as the residence of the Grantor, Grantors spouse or minor children.

Being the same property conveyed to DANE C. ANTHONY and MAGGIE ANTHONY, husband and wife, by Warranty Deed of record from CONNIE GRAY HARDIN, in Instrument Number 20031121-0170124 Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 920 Gale Lane, Nashville, Tennessee 37204.

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:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(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).