Karen Johnson Davidson County
Batch# 468173 DEEDWARR
09/01/2020 03:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200901-0099486

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Douglas R. Linfert, as Trustee, Affiant

Subscribed and sworn to before me,
this 31st day of August, 2020.

Notary Public
My Commission Expires: 5/3/2021

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Douglas R. Linfert and Kimberly L. Linfert, Co-Trustees of the Douglas and Kimberly Linfert Revocable Trust u/a dtd. August 31, 2020 116 Mockingbird Road Nashville, TN 37205	Douglas R. Linfert and Kimberly L. Linfert, Co-Trustees of the Douglas and Kimberly Linfert Revocable Trust u/a dtd. August 31, 2020 116 Mockingbird Road Nashville, TN 37205	10312023900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **DOUGLAS R. LINFERT and KIMBERLY L. LINFERT** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS R. LINFERT and KIMBERLY L. LINFERT, as Co-Trustees of the DOUGLAS AND KIMBERLY LINFERT REVOCABLE TRUST under agreement dated August 31, 2020** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 11 and the southerly one-half of Lot No. 12 in Block "A" on the Plan of Cherokee Park, as of record in Plat Book 547, pages 169 and 170, Register's Office for said County, described as follows:

Said Lot No. 11 and part of Lot No. 12 front together 90 feet on the easterly side of Mockingbird Road and run back 153.48 feet on the south line and 155 feet more or less on the north line, to a dead line and shows 96 feet back on said dead line.

Being the same property conveyed to Douglas R. Linfert and Kimberly L. Linfert, as tenants by the entirety, from Douglas R. Linfert on August 31, 2020 by that certain Deed Creating Tenancy by the Entirety of record as Instrument Number 20200901-0099285, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Deed of Trust of record as Instrument Number 20160810-0083319, Register's Office for Davidson County, Tennessee, securing a promissory note dated July 26, 2016 from Douglas R. Linfert and Kimberly L. Linfert to First Tennessee Bank National Association in the original principal amount of Nine Hundred Ten Thousand Two Hundred Seventy-Six and 02/100 Dollars ($910,276.02).

2. Current taxes which have been prorated by the parties and assumed by the Grantee.

3. All matters appearing on the Plan of record as Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 116 Mockingbird Road, Nashville, Tennessee 37205.

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 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 otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 31st day of August, 2020.

DOUGLAS R. LINFERT

KIMBERLY L. LINFERT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOUGLAS R. LINFERT** and **KIMBERLY L. LINFERT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 31st day of August, 2020.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public

My Commission Expires: 5/3/2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

