Karen Johnson Davidson County
Batch# 469363 DEEDWARR
09/03/2020 12:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200903-0100662

WARRANTY DEED

MAIL RECORDED DEED TO:

VICTORIA L. COLLIER, PC
ELDER & DISABILITY LAW FIRM OF
315 W. PONCE DE LEON AVE., STE. 600
DECATUR, GA 30030

OWNER (SEND TAX BILLS TO):

EMILE D. RISBY, TRUSTEE
603 WOODSTONE ROAD
LITHONIA, GA 30058

FOR AND IN CONSIDERATION OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILE D. RISBY, a married man (herein, "Grantor"), whose address is 603 Woodstone Road, Lithonia, GA 30058, hereby sells, transfers and conveys to EMILE D. RISBY, TRUSTEE, or any successors in trust, under the SPIDER TRUST dated January 23, 2019 and any amendments thereto (herein, "Grantee"), whose address is 603 Woodstone Road, Lithonia, GA 30058, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6142 Beals Lane, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 05901000200

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 20 day of August, 2020.

GRANTOR:

Emile D. Risby

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emile D. Risby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of August, 2020.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/8/2023

OATH OF CONSIDERATION

STATE OF Georgia
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

SPIDER TRUST dated January 23, 2019

Emile D. Risby, Trustee

Subscribed and sworn to under oath before me, this 20 day of August, 2020 by Emile D. Risby, as Trustee of SPIDER TRUST dated January 23, 2019.

Alexis McCoy
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/8/2023

[Affix Notary Seal]

ALEXIS MCCOY NOTARY PUBLIC FAYETTE COUNTY GEORGIA EXPIRES 08-08-2023

EXHIBIT A

[Legal Description]

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 on the plan of R. B. Beal Subdivision, Section I, of record in Book 3700, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 209 feet on the southeasterly margin of Beal's Lane and extends back 340.2 feet on the southwesterly line and 295.9 feet on the northeasterly line to a dead line in the rear, measuring 60.3 feet thereon.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book as Instrument No. 20170221-0017438 on February 21, 2017.

PIN NO: 05901000200

STREET ADDRESS:

6142 Beals Lane, Nashville, TN 37218

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; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; 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 this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

19-017514-01 (JL)

True Copy Certification

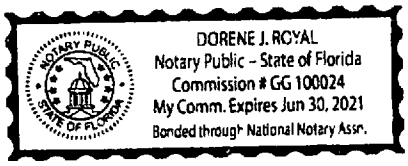
I, Janna M. Lindstrom, do hereby make oath that I am a the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janna M. Lindstrom
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Dorene J. Royal, a notary public for this county and state, Janna M. Lindstrom, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dorene Royal
Notary's Signature

My Commission Expires: June 30, 2021
Notary' Seal (if on paper)