This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

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.

Karen Johnson Davidson County
Batch# 469793 DEEDWARR
09/03/2020 01:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200903-0100814

New Owner:	**Send Tax Bill:**	**Map/Parcel**
WILLIAM P. VAN ALSTINE, Trustee SARA N. VAN ALSTINE, Trustee VAN ALSTINE REVOCABLE LIVING TRUST dated August 25, 2020 712 Riverbranch Court Nashville, TN 37221	SAME	126-16-OA-547.00-CO

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 Boyett
AFFIANT

Sworn to and subscribed before me this September 3, 2020.

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

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, WILLIAM P. VAN ALSTINE and SARA N. VAN ALSTINE, 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 WILLIAM P. VAN ALSTINE and SARA N. VAN ALSTINE, TRUSTEES of the VAN ALSTINE REVOCABLE LIVING TRUST, dated August 25, 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 25th day of August, 2020.

By: _____
WILLIAM P. VAN ALSTINE

_____
SARA N. VAN ALSTINE

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 WILLIAM P. VAN ALSTINE and SARA N. VAN ALSTINE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. This document was executed in compliance with Executive Order 52 by Tennessee Governor Bill Lee, dated June 29, 2020.

WITNESS my hand and official seal at Brentwood, Tennessee, this 25th day of August, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

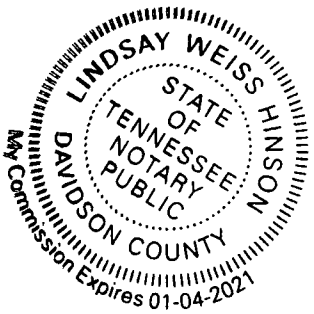


Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 339 on the Final Plat of Riverwalk, Phase 3C, as of record in Instrument No. 20050706-0077607 and as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Preston Thompson and wife, Heather Thompson by Warranty deed from Celebration Homes, LLC of record in Instrument No. 20080304-0021585 Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 04, 2008.

Being the same property conveyed to WILLIAM P. VAN ALSTINE and SARA N. VAN ALSTINE husband and wife, by Warranty Deed of record from JOHN PRESTON THOMPSON and HEATHER THOMPSON husband and wife, in Instrument Number 20180201-0010272 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 712 Riverbranch Court, Nashville, Tennessee 37221.

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

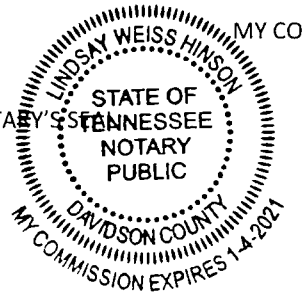
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

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:



(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).