Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 132 02 0 059.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
BENJAMIN M. SENSING or	*	Benjamin M. Sensing
MARY D. SENSING, Trustees of the	*	Mary D. Sensing
SENSING REVOCABLE LIVING TRUST	*	4000 Newman Place
4000 Newman Place	*	Nashville, TN 37204
Nashville, TN 37204	*	

The GRANTORS, **BENJAMIN SENSING and wife, MARY SENSING,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

BENJAMIN M. SENSING or MARY D. SENSING, Trustees of the SENSING REVOCABLE LIVING TRUST, dated July 23, 2020

The SENSING REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 13 on the revised plat of parts of Thompson's Glen Leven Subdivision, made October 1934 by W.B. Southgate, Surveyor, as found of record at Book 3, Page 20 (Chancery Court) Register's Office for Davidson County, Tennessee, to which plat reference is hereby made and the same incorporated herein for a more complete description of said lot.

Being the same property conveyed to BENJAMIN SENSING and wife, MARY SENSING, by Warranty Deed of record at Instrument No. 20080606-0058148 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement for driveway purposes only 60 feet in width and constituting the easterly 60 feet of said Lot 13 and along the dividing line between said Lots 13 and 5 to constitute an outlet for the tenants of houses on the westerly edge of said Lot 5 to the northerly edge of said Lot 14 and there connecting with a like or for similar easement to Glen Leven Drive; which said easement shall be for ingress and egress to residences along the westerly boundary of said Lot 5 and for no other purpose.

Karen Johnson Davidson County
Batch# 486690 DEEDWARR
09/30/2020 11:49:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200930-0112713

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 Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 23rd day of July, 2020, by the undersigned.

BENJAMIN SENSING

MARY SENSING

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **BENJAMIN SENSING** and **MARY SENSING,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 23rd day of July, 2020.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-7-2021

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Mary D Lasing

AFFIANT

Subscribed and sworn to before me this 23rd day of July, 2020.

Larry R Bray

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-7-2024

My Commission Expires: _____