Karen Johnson Davidson County
Batch# 495849 DEEDWARR
10/15/2020 08:12:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201015-0119622

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

Tax Parcel # 131-07-0-156.00

WARRANTY DEED

Property Address & New Owner:
BRIAN D. WALLER, Trustee of the
BRIAN D. WALLER
REVOCABLE LIVING TRUST
4425 Belmont Park Terrace
Nashville, TN 37205

Mail Tax Statement to:
Brian D. Waller
6429 Worchester Drive
Nashville, TN 37221

The GRANTOR, **BRIAN D. WALLER**, 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, does hereby bargain, sell, convey, and confirm all of his right, title and interest in the below-described property to:

BRIAN D. WALLER, Trustee of the BRIAN D. WALLER REVOCABLE LIVING TRUST, dated February 27, 2020

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. 3-A on the Plan of Zone Lot Division of Lots 2 and 3, Gilbert Place, of record in Plat Book 6250, Page 886, as amended in Book 8185, Page 53 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to RYAN C. JACOBS and BRIAN D. WALLER, as tenants in common, by Quitclaim Deed of record at Instrument No. 20100702-0051986 in the Register's Office of Davidson County, Tennessee.

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

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE 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 26th day of August, 2020, by the undersigned.

BRIAN D. WALLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **BRIAN D. WALLER,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 26th day of August, 2020.

NOTARY PUBLIC

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

My Commission Expires: _____

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).

AFFIANT

Subscribed and sworn to before me this 26th day of August, 2020.

NOTARY PUBLIC

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

My Commission Expires: _____