Karen Johnson Davidson County
Batch# 502269 DEEDWARR
10/28/2020 09:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201028-0124699

This Instrument Prepared By:
Scott Smith
1100 Azie Morton Road #1105
Austin, Texas 78704

T.C.A 67-4-409 (a)(3)(F): Exempt No Consideration Transfer into Revocable Trust

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of October, 2020 by and between **Darren L. Womack,** a married man, party of the first part, and Scott Royal Smith, Trustee of the **318 Singer Drive Trust,** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part does hereby convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

Land in Davidson County, Tennessee, being lot No. 140 on the Plan of Madison Park, Section 2 of record in Plat Book 3106, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 140 fronts 70 feet on the Easterly side of Singer Drive and extends back 150.48 feet on the Northerly line and 146.95 feet on the Southerly line to a line in the rear on which it measures 70.09 feet.

Commonly known as: **318 Singer Drive, Madison, TN 37115**

BEING the same property conveyed to Darren L. Womack by Warranty Deed from Samuel Bailey Heggie, Jr, dated May 14, 2018, recorded May 16, 2018 in Document # 20180516-0046636, Register's Office, Davidson County, Tennessee.

SUBJECT TO Taxes for the current and subsequent years; Plan of record in Plat Book 3106, Page 141, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 2241, Page 209 and Book 3459, Page 406, as amended in Book 3460, Page 337, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Madison Park Homeowners Association, Inc., and amended and Restated Leasing Rules of record in Instrument Number 20150114-0004067 and Instrument No. 20170714-0071135, in the Register's Office for Davidson County, Tennessee; Madison Park Homeowners Association, Inc., Leasing Rules of record in Instrument Number 20150114-0004067, in the Register's Office for Davidson County, Tennessee; Any and all existing easements and restrictions as shown of record not stated herein

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 party of the second part, Scott Royal Smith, Trustee of the **318 Singer Drive Trust,** its heirs and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that **Darren L. Womack** is lawfully seized in fee of the aforedescribed real estate; that **Darren L. Womack** has a good right to sell and convey the same; that the same is unencumbered.

THE CONSIDERATION for this conveyance is as follows: Zero ($0.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof. WITNESS the signature of the said party of the first part, the day and year first above written.

Darren L. Womack

Darren L. Womack

STATE OF Tennessee)
.ss
COUNTY OF Davidson)

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Darren L. Womack** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd day of October, 2020.

NOTARY PUBLIC, STATE OF Tennessee

Printed Name: Debra G. Alexander Fisher

My Commission Expires: July 9, 2024

DEBRA ALEXANDER FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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; 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.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **318 Singer Drive, Madison, TN 37115**

MAIL TAX NOTICES TO:

318 Singer Drive Trust
1100 Azie Morton Road #1105
Austin, TX 78704

NAME AND ADDRESS OF PROPERTY OWNERS: **318 Singer Drive Trust**, 1100 Azie Morton Road #1105, Austin, TX 78704

THIS INSTRUMENT PREPARED BY: Scott Smith, 1100 Azie Morton Road #1105, Austin, TX 78704

RETURN TO:
MT#:
TAX PARCEL NO.: 043-06-0-068.00
STATE TAX: $_____
REGISTER'S FEE: $_____
RECORDING FEE: $_____
TOTAL: $_____

Tennessee Certification of Electronic Document

I, Scott Royal Smith (Signer's Name), 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.

Signature

State of Texas

County of Travis

Personally appeared before me, Crystal Brooks (Notary's Name), a notary public for this county and state, Scott Royal Smith (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Crystal Brooks
Notary's Signature

MY COMMISSION EXPIRES: 08/10/2022

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
Crystal Lynn Brooks
My Commission Expires
08/10/2022
ID No. 131678549

(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).

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