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

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.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 509917 DEEDWARR
11/06/2020 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201106-0130698

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DAVID ALLEN NEU, Trustee DAVID ALLEN NEU REVOCABLE LIVING TRUST dated November 3, 2020 1537 Old Hickory Blvd Brentwood, Tennessee 37027	SAME	008O-C-056.00 & 158-00-0-111.00

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]).

AFFIANT

MAGDALENE L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-24-2023

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

Notary Public

My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, DAVID ALLEN NEU, an unmarried man, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson and Williamson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to DAVID ALLEN NEU , TRUSTEE of the DAVID ALLEN NEU REVOCABLE LIVING TRUST, dated November 3, 2020.

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.

I further covenant and bind myself, my 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 MY HAND this 3rd day of November, 2020.

By: _____
DAVID ALLEN NEU

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 DAVID ALLEN NEU, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 3rd day of November, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

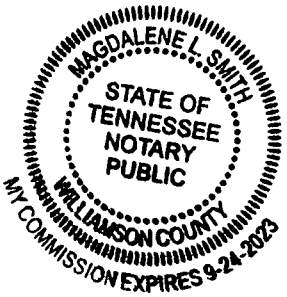


Exhibit A

Property Description

Said property is described to wit:

Land situated in both Williamson County and Davidson County, Tennessee, being Lot No. 54 on the Plan of Derby Glen Close, as the same appears on survey and plat of record in Plat Book 21, page 2, in the Register's Office for Williamson County, Tennessee, and of record in Book 6250, page 90, in the Register's Office for Davidson County, Tennessee, to which plat references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Special Warranty Deed from Dale H. Nichols, Sr., dated June 13, 2016, recorded June 15, 2016, of record in Book 6776, page 54, Register's Office for Williamson County, Tennessee, and recorded June 22, 2016, of record in Instrument No. 20160622-0063499, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Dale H. Nichols by Warranty Deed from Charles M. Tomlinson, Jr. and wife, Pollyanne F. Tomlinson, dated May 24, 1989, recorded May 30, 1989, of record in Book 791, page 615, Register's Office for Williamson County, Tennessee, and recorded May 25, 1989, of record in Book 7849, page 998, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DAVID ALLEN NEU an unmarried man, by Warranty Deed of record from DREES PREMIER HOMES, INC. an Ohio Corporation, in Instrument Number 20170111-0003087 Register's Office for Davidson County, Tennessee and in Book 6970, Page 310-311 Register's Office for Williamson 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 1537 Old Hickory Blvd, Brentwood, Tennessee 37027.

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:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(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).