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

Map & Parcel: 117 09 0A 013.00

Karen Johnson Davidson County
Batch# 534930 DEEDWARR
12/15/2020 03:29:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0148128

WARRANTY DEED

Property Address & New Owner:
MILLER S. VANCE and
LINDSEY M. VANCE, Trustees of the
VANCE REVOCABLE LIVING TRUST
13 Foxhall Close
Nashville, TN 37215

Mail Tax Statement to:
Miller S. Vance
Lindsey M. Vance
13 Foxhall Close
Nashville, TN 37215

The GRANTORS, **MILLER S. VANCE and LINDSEY M. VANCE, husband and wife, 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:

MILLER S. VANCE or LINDSEY M. VANCE, Trustees of the VANCE REVOCABLE LIVING TRUST, dated January 18, 2019

The VANCE 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 Plan of Foxhall Close, of record in Plat Book 4860, Page 46, amended in Book 5005, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.
>
> Being the same property conveyed to MILLER S. VANCE and LINDSEY M. VANCE, husband and wife, as tenants by the entirety, by Warranty Deed of record at Instrument No. 20200819-0093412 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all applicable zoning ordinances, utility, sewer, drainage, and other easements of record, all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, any building restrictions and any unrecorded easements, or those imposed by operation of law.

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 25th day of November, 2020, by the undersigned.

MILLER S. VANCE

LINDSEY M. VANCE

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Lee

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MILLER S. VANCE and LINDSEY M. VANCE,** 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 25th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 9/2/2021

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 106555 LAURA M. KENT Commission Expires Sept. 2, 2021 LEE COUNTY

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~~ Mississippi
COUNTY OF Lee

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).

Kelsey Mauldin
AFFIANT

Subscribed and sworn to before me this 25th day of November, 2020.

Laura Kent
NOTARY PUBLIC

My Commission Expires: 9/2/2021

