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

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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.

Karen Johnson Davidson County
Batch# 553699 DEEDWARR
01/13/2021 01:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210113-0005975

New Owner:	**Send Tax Bill:**	**Map/Parcel**
STEPHEN T. HERLIHY, Trustee STEPHEN T. HERLIHY REVOCABLE LIVING TRUST dated January 12, 2021 447 Lazy Creek Lane Nashville, TN 37211	SAME	173160A01200CO

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

Sworn to and subscribed before me this January 12, 2021.

Notary Public

My Commission Expires

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, STEPHEN T. HERLIHY, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in DAVIDSON County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to STEPHEN T. HERLIHY, TRUSTEE of the STEPHEN T. HERLIHY REVOCABLE LIVING TRUST, dated January 12, 2021.

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 12th day of January, 2021.

By: _____
STEPHEN T. HERLIHY

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 STEPHEN T. HERLIHY, 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 12th day of January, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10-7-23

JAMES M ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hidden Creek Phase 1, Section 1, Phase 2 and Phase 3, Section 1, a Planned Unit Development, Plat as shown in Instrument No. 20030213-0020016 and corrected at Instrument No. 20030331-0042208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles D. Tenpenny and wife, Barbara J. Tenpenny by deed dated 2/2/07 from Debbie Hansen and husband, Ray Hansen of record in instrument No. 20070209-0017420, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Being the same property conveyed to Stephen T. Herlihy by Warranty Deed of record from Charles D. Tenpenny and Barbara J. Tenpenny, husband and wife, in Instrument Number 20121003-0090480 Register's Office for Davidson 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 3116 Hidden Creek Drive, Antioch, TN 37013.

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 Williamson

Personally appeared before me, Stacy Boyett, a notary public for this county and state,
Notary's Name

James M. Adcox III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Stacy Boyett
Notary's Signature

MY COMMISSION EXPIRES: 2-19-2023

NOTARY'S SEAL

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(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).

SA0241

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