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# 553819 DEEDWARR
01/13/2021 03:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210113-0006124

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	173-16-A, 54co

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

MAGDALENE L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 8-24-2023

My Commission Expires

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. 102 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, a Planned Unit Development, of record in Instrument No. 20030213-0020016, 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 Stephen Herlihy by Deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20051026-0129103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20020514-0059176 amended in Instrument No. 20030313-0033781and Instrument No. 20050308-0025065; and By-Laws of record in Instrument No. 20030303-0027389, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed and paid by the Grantor(s) herein.

Being the same property conveyed to Stephen T. Herlihy, a married man, by Warranty Deed of record from Barbara Herlihy, a married woman, in Instrument Number 20051110-0136494 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 3817 Grant Ridge Lane, 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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