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# 554106 DEEDWARR
01/14/2021 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210114-0006460

**New Owner:**
JUNE MICHELLE MCWHORTER, Trustee
JUNE MICHELLE MCWHORTER
REVOCABLE TRUST
dated November 17, 2016
5574 Hill Road
Brentwood, TN 37027

**Send Tax Bill:**
SAME

**Map/Parcel**
161-13-0E-001.00CO

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]).

Brad Caldwell
AFFIANT

Sworn to and subscribed before me this January 13, 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, JUNE MICHELLE MCWHORTER, 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 JUNE MICHELLE MCWHORTER, TRUSTEE of the JUNE MICHELLE MCWHORTER REVOCABLE TRUST, dated November 17, 2016.

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 13th day of January, 2021.

By: June Michelle McWhorter
JUNE MICHELLE MCWHORTER

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 JUNE MICHELLE MCWHORTER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 13th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: _____

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

## Exhibit A

## Property Description

Said property is described to wit:

**Land in Davidson County, Tennessee, being Unit A of 5574 & 5576 HILL ROAD HOMES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 5574 & 5576 HILL ROAD HOMES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160419-0037857, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 5574 & 5576 HILL ROAD HOMES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160419-0037857, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being part of the same property conveyed to Potter Brothers Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Valinda Merle Tatom, unmarried, recorded on the 19th day of April, 2016 in Instrument No. 20160419-0037854, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to restrictive covenants and conditions of record in Plat Book 5210, Page(s) 208 and Instrument No. 20160419-0037857, and Charter of 5574 5576 Hill Road Homes recorded at Instrument No. 20160419-0037856, said Register's Office.**

Being the same property conveyed to JUNE MICHELLE MCWHORTER an unmarried woman, by Warranty Deed of record from POTTER BROTHERS CONSTRUCTION, LLC, in Instrument Number 20180524-0049841 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 5574 Hill Road, 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 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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