Karen Johnson Davidson County
Batch# 588437 DEEDWARR
03/10/2021 07:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210310-0031092

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.

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DREW TOWNSEND, Trustee ANNA GRACE TOWNSEND, Trustee TOWNSEND REVOCABLE LIVING TRUST dated February 23, 2021 5212 Cochran Drive Nashville, TN 37220	SAME	160 07 0 020.00

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

Sworn to and subscribed before me this February 23, 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, we, DREW TOWNSEND and ANNA GRACE TOWNSEND, husband and wife, do hereby transfer and convey any and all interest owned by us 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 DREW TOWNSEND and ANNA GRACE TOWNSEND, TRUSTEES of the TOWNSEND REVOCABLE LIVING TRUST, dated February 23, 2021, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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.

We further covenant and bind ourselves, our 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 OUR HANDS this 23rd day of February, 2021.

By: _____
DREW TOWNSEND

_____
ANNA GRACE TOWNSEND

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 DREW TOWNSEND and ANNA GRACE TOWNSEND, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 23rd day of February, 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 Lot No. 4 on the Plan of Dunn Meade, as of record in Book 2330, Page 162, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DREW TOWNSEND and ANNA GRACE TOWNSEND, husband and wife, from JEAN H. MCCURDY, unmarried, in Instrument Number 20170627-0064701 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 607 Baxter Lane, Nashville, Tennessee 37220.

Tennessee Certification of Electronic Document

I, James M. Adcox III (Signer's Name), do hereby make oath that I am a licensed attorney and/or the 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 (Notary's Name), a notary public for this county and state, James M. Adcox III (Signer's Name), who acknowledges that this certification of an electronic document is 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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