Karen Johnson Davidson County
Batch# 595897 DEEDWARR
03/22/2021 08:37:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210322-0036992

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

Map & Parcel: 172 01 0A 096.00

WARRANTY DEED

Property Address & New Owner:
DAVID E. WOOTERS or
JULIA Z. WOOTERS, Trustees of the
WOOTERS REVOCABLE LIVING TRUST
76 Trotwood Down
Brentwood, TN 37027

Mail Tax Statement to:
David E. Wooters
Julia Z. Wooters
9401 Lake Shore Drive
Brentwood, TN 37027

The GRANTORS, **DAVID E. WOOTERS and wife, JULIA Z. WOOTERS,** 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:

DAVID E. WOOTERS or JULIA Z. WOOTERS, Trustees of the WOOTERS REVOCABLE LIVING TRUST, dated August 17, 2005

The WOOTERS 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. 96 on the Plan of Copperfield, revised of record in Plat Book 6900, Page(s) 555 through 559, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DAVID E. WOOTERS and wife, JULIA Z. WOOTERS, by Warranty Deed of record at Instrument Number 20210308-0029690 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 555 through 559, Inclusive, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6779, Page 296, re-recorded in Book 6783, page 973, amended and superseded in Book 7071, page 482, further amended in Book 7208, page 889, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicap persons; Charter for HOA in Book 7200, page 784, Register's Office for

Davidson County, Tennessee, and Articles of Amendment in Book 7496, page 162 and of record in Book 7500, Page 941, in the Register's Office for Davidson County, Tennessee; Conveyance of common areas of record in Book 7150, Page 358, in the Register's Office for Davidson County, Tennessee; Transmission Line Easements of record in Book 2437, Page 8, Book 2438, page 376 and Book 8422, page 766, in the Register's Office for Davidson County, Tennessee; Conveyance of water and/or sewer lines of record in Book 7593, Page 488 and Book 7593, page 511, in the Register's Office for Davidson County, Tennessee; Restrictions of record as Instrument Number 20090828-0081093 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; and any and all existing easements and restrictions as shown of record not stated herein, all in the Register's Office of Davidson County, Tennessee.

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 24th day of February, 2021, by the undersigned.

DAVID E. WOOTERS

JULIA Z. WOOTERS

GARRETT CURBELLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DAVID E. WOOTERS** and **JULIA Z. WOOTERS,** 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 24th day of February, 2021.

Garrett Curbello
NOTARY PUBLIC

My Commission Expires: 9-6-22

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

COUNTY OF WILLIAMSON

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).

David E Wooters
AFFIANT

Subscribed and sworn to before me this 24th day of February, 2021.

Garrett Curbello
NOTARY PUBLIC

My Commission Expires: 9-6-22

GARRETT CURBELLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022