THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 598947 DEEDWARR
03/24/2021 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210324-0038615

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
P356 Tennessee Community Property Trust 2007 Alycia Way Pleasant View, TN 37146	2007 Alycia Way Pleasant View, TN 37146	03407003000

KNOW ALL MEN BY THESE PRESENTS that we, TERRY G. BAILEY, and wife, SUSAN C. BAILEY, hereinafter "Grantors", hereby transfer and convey unto the Trustees of the P356 TENNESSEE COMMUNITY PROPERTY TRUST u/t/a dated December 1, 2020, hereinafter "Grantees", their successors and assigns, those certain tracts or parcels of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Shepherd Hills, Section 1, as of record in Book 2331, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 112 feet on the easterly side of Shepherd Hills Drive and runs back 415 feet on the southerly line and 450 feet on the northerly line, to a dead line in the rear on which is measure 117..6 feet.

Being the same property conveyed to Terry G. Bailey and Susan C. Bailey by Special Warranty Deed of record in Instrument No. 20120210-0011887, Register's Office of Davidson County, Tennessee.

This improved property is known as 205 Shepherd Hills Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they 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 except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 11 day of January, 2021.

KYLIE SHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

GRANTORS:

TERRY G. BAILEY

SUSAN C. BAILEY

STATE OF TENNESSEE)
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared TERRY G. BAILEY, and wife, SUSAN C. BAILEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of January, 2021.

Notary Public

My Commission Expires: 9-17-23

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, 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.

Jonathan R. Burns

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Jonathan R. Burns, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

7-5-21

THIS DOCUMENT WAS EXECUTED IN COMPLIANCE WITH EXECUTIVE ORDER NO. 52 BY TENNESSEE GOVERNOR BILL LEE, DATED JUNE 29, 2020.