Karen Johnson Davidson County
Batch# 611440 DEEDWARR
04/09/2021 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210409-0047599

THIS INSTRUMENT PREPARED BY:
Paul A. Gontarek
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Andrew McMackin, as Trustee, Affiant

Subscribed and sworn to before me,
this 7th day of April, 2021.

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Andrew McMackin, as Trustee of the Andrew McMackin Revocable Trust 2204 Knowles Avenue Nashville, TN 37204	Andrew McMackin, as Trustee of the Andrew McMackin Revocable Trust 2204 Knowles Avenue Nashville, TN 37204	Map 105 Group 14-0-C Parcel 003.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **ANDREW McMACKIN** (the "Grantor") (whose name is misspelled as "ANDREW MCMAKIN" in the deed of conveyance to the Grantor), have bargained and sold, and by these presents do transfer and convey, unto **Andrew McMackin, as Trustee of the ANDREW McMACKIN REVOCABLE TRUST u/a dated April 7, 2021** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, Being Unit No. 2204 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, and of record in

Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed from Amzie J. Williams to Andrew McMackin (misspelled "Andrew McMakin") by Warranty Deed dated September 24, 2015 and recorded as Instrument No. 20150928-0098129 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this the 7th day of April, 2021.

ANDREW McMACKIN (misspelled as "Andrew McMakin" in the deed of conveyance to the Grantor)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW McMACKIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 7th day of April, 2021.

CINDY GASKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, 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.

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul A. Gontarek, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

