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# 616059 DEEDWARR
04/15/2021 03:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210415-0050698

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DUSTIN A. DAWES, Trustee KARA S. DAWES, Trustee DAWES REVOCABLE LIVING TRUST dated MARCH 30, 2021 1808 CASTLEMAN DRIVE, NASHVILLE, TN 37215	SAME	131-07-1H-002.00 CO

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 March 31, 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, DUSTIN DAWES and KARA SIEGRIST (also known as KARA SIEGRIST DAWES), 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 DUSTIN A. DAWES and KARA S. DAWES, TRUSTEES of the DAWES REVOCABLE LIVING TRUST, dated MARCH 30, 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 30th day of March, 2021.

By: _____
DUSTIN DAWES

_____
KARA SIEGRIST

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 DUSTIN DAWES and KARA SIEGRIST (also known as KARA SIEGRIST DAWES), 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 30th day of March, 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 No. "B" on the plan of 1808 Castleman Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1808 Castleman Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180504-0042589, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to DUSTIN DAWES and KARA SIEGRIST (also known as KARA SIEGRIST DAWES), husband and wife, by Warranty Deed of record from CASTLEMAN PARTNERS, LLC, A TENNESSEE LIMITED LIABLITY COMPANY, in Instrument Number 20200313-0028180, 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, including, but not limited to, the following:

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-07-1H-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180504-0042589, said Register's Office.

Matters shown on the Plan of record in Plat Book 1130, page 53, said Register's Office.

This is improved property known as 1808 CASTLEMAN DRIVE, NASHVILLE, TN 37215.

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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