Karen Johnson Davidson County
Batch# 617425 DEEDWARR
04/19/2021 09:57:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210419-0051714

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

Map & Parcel: 104 16 0 418.00

WARRANTY DEED

Property Address & New Owner:
MATTHEW J. CAHILL or
SHANNON S. CAHILL, Trustees of the
CAHILL REVOCABLE LIVING TRUST
1800 Beechwood Ave.
Nashville, TN 37212

Mail Tax Statement to:
Matthew J. Cahill
Shannon S. Cahill
1800 Beechwood Ave.
Nashville, TN 37212

The GRANTORS, **MATTHEW J. CAHILL and wife, SHANNON S. CAHILL,** 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:

MATTHEW J. CAHILL or SHANNON S. CAHILL, Trustees of the CAHILL REVOCABLE LIVING TRUST, dated March 25, 2021

The CAHILL 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. 2 on the Plan of the Resubdivision of Part of Lots #210 and 209 in the Belmont Land Company's Subdivision of Belmont Heights, of record in Instrument No. 20040625-0075461, 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 MATTHEW J. CAHILL and wife, SHANNON S. CAHILL, by Warranty Deed of record at Instrument No. 20210331-0042054 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Plan of record in Plat Book 421, Page 34 and Instrument No. 20040625-0075461, Register's Office for Davidson County, Tennessee and any and all existing easements and restrictions as shown of record not stated herein.

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 25th day of March, 2021, by the undersigned.

MATTHEW J. CAHILL

SHANNON S. CAHILL

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MATTHEW J. CAHILL** and **SHANNON S. CAHILL,** 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 25th day of March, 2021.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-18-2025

My Commission Expires: _____

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).

AFFIANT

Subscribed and sworn to before me this 25th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: _____

