Karen Johnson Davidson County
Batch# 638933 DEEDWARR
05/18/2021 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210518-0067152

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The D & L Tennessee Tenancy by the Entirety Trust 3100 Bluewater Drive Nashville, TN 37217	Same	150-02-0-331.00

KNOW ALL MEN BY THESE PRESENTS that we, DAVID W. ELLIS and wife, LAURA T. ELLIS, as tenants by the entirety, hereinafter "Grantors", hereby transfer and convey unto the TRUSTEES OF THE D & L TENNESSEE TENANCY BY THE ENTIRETY TRUST u/t/a dated MAY 17, 2021, created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being reserved parcel number 331, as indicated on the revision of Castlegate, Section 4, of record, in Book 9000, page 209, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to David W. Ellis and wife, Laura T. Ellis by deed from Donald W. Meyer of record in Instrument Number 20160606-0056702, Register's Office of Davidson County, Tennessee.
>
> No lot or lots shall again be subdivided, re-subdivided altered or changed so as to produce less area than hereby established until otherwise approved by the Metro Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed in the restrictive covenants as of record in Book 6597, page 362, Register's office for Davidson County, Tennessee.

This unimproved property is known as 0 Bluewater Drive, Nashville, Tennessee 37217.

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 17 day of May, 2021.

GRANTORS:

DAVID W. ELLIS

LAURA T. ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DAVID W. ELLIS and wife, LAURA T. ELLIS, 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 17th day of May, 2021.

Notary Public

My Commission Expires: 9/2/24

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.