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.

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Karen Johnson Davidson County
Batch# 643366 DEEDWARR
05/25/2021 08:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210525-0070383

New Owner:	**Send Tax Bill:**	**Map/Parcel**
THOMAS N. JAMES JR., Trustee THOMAS N. JAMES JR. REVOCABLE LIVING TRUST dated May 19, 2021 810 Bellevue Road, Unit 157 Nashville, TN 37221	SAME	142-06-0-A 157.00 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

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

Sworn to and subscribed before me this May 19, 2021.

Notary Public

My Commission Expires: 01/26/2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, THOMAS N. JAMES JR., do hereby transfer and convey any and all interest owned by me 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 THOMAS N. JAMES JR., TRUSTEE of the THOMAS N. JAMES JR. REVOCABLE LIVING TRUST, dated May 19, 2021.

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.

I further covenant and bind myself, my 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 MY HAND this 19th day of May, 2021.

By: _____
THOMAS N. JAMES JR.

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 THOMAS N. JAMES JR. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 19th day of May, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

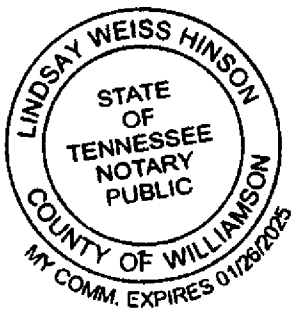


Exhibit A

Property Description

Said property is described to wit:

A certain condominium unit in Davidson County, Tennessee, being Building No. 15, Unit No. 157, Garage Space 157G, and other limited common elements of "Peppertree" Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, Page 257-312, Register's Office for Davidson County, Tennessee, and amended in Book 4984, Page 174, Book 4045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6235, Page 723 & 724, Book 6874, Page 354 and in Book 7610, Page 973, all in said Register's Office, as provided Tennessee Code Annotated 66-27-101 et seq., as amended, and all shown on the plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Pages 128 – 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being same property conveyed to Joseph T. Clark, Jr., a single man by Warranty Deed from Arthur A. Schlott, a single man, dated July 25, 1994 and recorded in Book 9420, Page 571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to THOMAS N. JAMES JR. an unmarried man, by Warranty Deed of record from JOSEPH T. CLARK JR., an unmarried man, in Instrument Number 20050422-0045142 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.

This is improved property known as 810 Bellevue Road Unit 157, Nashville, Tennessee 37221.

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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