Karen Johnson Davidson County
Batch# 644223 DEEDWARR
05/26/2021 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210526-0071261

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
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.

Karen Elaine Saunders

Karen Elaine Saunders, as Trustee, Affiant

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

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-05-2025

Notary Public
My Commission Expires: 6/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Ross E. Saunders and Karen Elaine Saunders, Co-Trustees of the Ross and Karen Saunders Revocable Trust 5 Wynstone Nashville, TN 37215	Ross E. Saunders and Karen Elaine Saunders, Co-Trustees of the Ross and Karen Saunders Revocable Trust 5 Wynstone Nashville, TN 37215	158040A11200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **ROSS E. SAUNDERS and wife, KAREN E. SAUNDERS** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ROSS E. SAUNDERS and KAREN ELAINE SAUNDERS, as Co-Trustees of the ROSS AND KAREN SAUNDERS REVOCABLE TRUST under agreement dated May 25, 2021** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 54, SECTION 3, OTTER WOOD (also referred to as Otterwood), as shown on plat of record in Plat Book 6900, Pages 788, 789 & 790, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Kayla Wright, married, to Ross E. Saunders and Karen E. Saunders, husband and wife, by Warranty Deed dated October 21, 2016, recorded as Instrument Number 20161028-0114174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, OTTER WOOD (also referred to as Otterwood), as recorded in Plat Book 6900, Page(s) 788, 789 & 790.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7260, Page 483 and Book 8762, Page 199.

Charter of Otterwood Homeowners Association, Inc., recorded in Book 7292, Page 315.

Easement for Public Utility, recorded in Book 7667, Page 218.

Easement for Transmission to Piedmont Natural Gas Co., recorded at Instrument Nos. 20130129-0009256, 20130129-0009259 and 20130129-0009299.

Conveyance for construction of water booster pumping station recorded in Book 11030, Page 853.

Conveyance for water and sewer services recorded in Book 7474, Page 695, Book 8204, Page 243, Book 8204, Page 251, Book 8204, Page 256 and Book 8204, Page 239.

This is improved property commonly known as 5 Wynstone, Nashville, Tennessee 37215.

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 disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its 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.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims

of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 25th day of May, 2021.

ROSS E. SAUNDERS

KAREN E. SAUNDERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROSS E. SAUNDERS** and **KAREN E. SAUNDERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 25th day of May, 2021.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

