Karen Johnson Davidson County
Batch# 645719 DEEDWARR
05/28/2021 01:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210528-0072498

WARRANTY DEED

MAIL RECORDED DEED TO:

SHIRE LAW GROUP, PC
ONE OVERLOOK POINT
SUITE 650
LINCOLNSHIRE, IL 60069

OWNER (SEND TAX BILLS TO):

ERIC ANTHONY FLOYD, TRUSTEE
400 VILLAGE GREEN , UNIT 105
LINCOLNSHIRE, IL 60069

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ERIC A. FLOYD, a married man, joined by his spouse, CLIFFORD JEROME HILL (herein, "Grantor"), whose address is 400 Village Green, Unit 105, Lincolnshire, IL 60069, hereby sells, transfers and conveys to ERIC ANTHONY FLOYD, TRUSTEE, or any successors in trust, under THE FLOYD LIVING TRUST dated January 15, 2021 and any amendments thereto (herein, "Grantee"), whose address is 400 Village Green, Unit 105, Lincolnshire, IL 60069, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 342 Westfield Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 128-130-A-34200-CO

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 13th day of May, 2021.

GRANTOR:

Eric A. Floyd

STATE OF Illinois
COUNTY OF Lake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Eric A. Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May, 2021.

[Affix Notary Seal]

OFFICIAL SEAL
NINA ILENE HAPP
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 3/3/25

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/3/2025

GRANTOR:

Clifford Jerome Hill

STATE OF Illinois
COUNTY OF Lake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Clifford Jerome Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May, 2021.

[Affix Notary Seal]

OFFICIAL SEAL
NINA ILENE HAPP
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 3/3/25

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/3/2025

OATH OF CONSIDERATION

STATE OF Illinois
COUNTY OF Lake

The actual consideration for this transfer is Ten and 00/100 Dollars ($10.00).

Grantee:

The Floyd Living Trust dated January 15, 2021

Eric A. Floyd

Eric Anthony Floyd, Trustee

Subscribed and sworn to under oath before me, this 13th day of May, 2021 by Eric Anthony Floyd, as Trustee of The Floyd Living Trust dated January 15, 2021.

Nina Ilene Happ

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/3/2025

[Affix Notary Seal]

OFFICIAL SEAL
NINA ILENE HAPP
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 3/3/25

EXHIBIT A

[Legal Description]

A certain condominium apartment in Davidson County, Tennessee, being Unit 342 of the Westfield Condominiums, (formerly the Hamlet) a Horizontal Property Regime, pursant to Plat of record in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, all in the Register's Office for Davidson County, Tennessee, which Plat and Record thereof are incorporated herein and made a part hereof by reference.

The property herein conveyed in subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6678, Page 771 and amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, said Register's Office.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 8174 at Page 835 on August 15, 2011.

PIN NO: 128-130-A-34200-CO

STREET ADDRESS:

342 Westfield Drive, Nashville, TN 37221

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Shelley Bryant, 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.

Shelley Bryant
Signature

State of Florida

County of Hillsborough

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela N. Guiler
Notary's Signature

My Commission Expires: 09/20/2021
Notary' Seal (if on paper)

