Batch# 650250
06/07/2021 08:46:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210607-0075617

Prepared By:
Realty Title
6525 Quail Hollow Rd, Suite 115
Memphis, TN 38120

Return To:
Mason Zoccola Law Firm, PLLC
6800 Poplar Ave, Suite 210
Germantown, TN 38138

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **COURTNEY LEYES HORTON and ALLEN C. HORTON, wife and husband** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **ALLEN C. HORTON and COURTNEY LEYES HORTON, Trustees of the COURTNEY LEYES HORTON AND ALLEN C. HORTON JOINT REVOCABLE TRUST, dated May 27, 2021** ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit A on the Homes at 5557 Knob Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 5557 Knob Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181204-0118244, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 5557 Knob Road, shown on Exhibit B to the Declaration of Covenants of record in Instrument No. 20181204-0118244, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property and description conveyed to Grantor by way of warranty deed of record at Instrument No. 20200221-0019174 in said Register's Office.

This property is improved property with a street address of 5557 Knob Road, Nashville, TN 37209-4519

Assessor Parcel No. 103 06 0L 001.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for restrictions, covenants, building lines, and easements of record in said Register's Office, and except for property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Disclaimer: At the request of the parties hereto, a title search and examination have not been conducted by the preparer, and the preparer makes no representation as to the status of title.

IN WITNESS ~~WHEREOF~~, Grantor has executed this instrument this 27 day of May, 2021.

Courtney Leyes Horton

Allen C. Horton

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public in and for said State and County, COURTNEY LEYES HORTON and ALLEN C. HORTON, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2021.

Notary Public

ANNICE JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 02-21-2022

Exemption from Recordation Tax
This transfer is exempt from Recordation Tax pursuant to TCA §67-4-409(a)(3)(F) as a transfer to a revocable living trust created by the transferor.

Owner Name and Address:
Allen C. Horton, Trustee
Courtney Leyes Horton, Trustee
5557 Knob Rd
Nashville, TN 37209-4519

Send Tax Bills To:
Regions Bank dba Regions Mortgage Tax Dept.
P.O. Box 23870
Rochester, NY 14692