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.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 664569 DEEDWARR
06/24/2021 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210624-0085854

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JOHN S. WALKER, Sr. KIMBERLEY V. WALKER 2224 Heritage Pointe Franklin, TN 37064	SAME	160 – 14D 23

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]).

Stacy Boyett
AFFIANT

Sworn to and subscribed before me this June 23, 2021.

Notary Public

My Commission Expires: ~~10/07/2023~~

JAMES M ADCOX III
TENNESSEE NOTARY PUBLIC
My Comm Exp. ~~10/07/2023~~
COUNTY OF WILLIAMSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, KIMBERLEY V. WALKER who is one and the same KIMBERLY V. JEFFERSON, 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 JOHN S. WALKER, Sr. and KIMBERLEY V. WALKER, husband and wife, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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.

We further covenant and bind ourselves, our 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 OUR HANDS this 23rd day of June, 2021.

By: _____
KIMBERLEY V. WALKER

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 KIMBERLEY V. WALKER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 23rd day of June, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

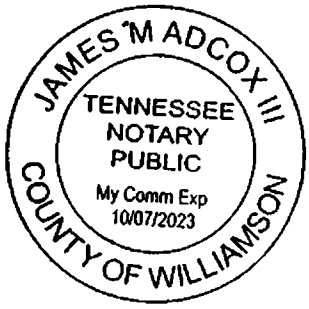


Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being a part of the Plan of Brentwood Trace, Section Two, as of record in Book 5200, Pages 376 and 377, said Register's Office, the part hereby described being:

Being Unit No. 5744 on said Plan as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Brentwood Trace Condominiums, Section Two.

Being the same property conveyed to Karen A. Arnold by deed from Jose A. Veciana and wife, Julia A. Veciana, of record in Book 7009, Page 232, Register's Office for Davidson County, TN. Karen A. Arnold is now Karen A. Arnold Spivey.

This description is the same used in the previous deed of record.

Being the same property conveyed to KIMBERLEY V. WALKER who is one and the same KIMBERLY V. JEFFERSON, by Warranty Deed of record from RAY SPIVEY Jr. and KAREN A. ARNOLD SPIVEY, in Book 9147, Page 519, 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 5744 Stone Brook, Brentwood, Tennessee 37027.

Tennessee Certification of Electronic Document

I, James M. Adcox III (Signer's Name), 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.

James M Adcox III (Signature)

State of Tennessee

County of Williamson

Personally appeared before me, Stacy Boyett (Notary's Name), a notary public for this county and state, James M. Adcox III (Signer's Name), who acknowledges that this certification of an electronic document is 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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