Karen Johnson Davidson County
Batch# 676887 DEEDWARR
07/14/2021 02:53:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210714-0094856

THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Trustees of the Lindsay Joint Revocable Trust 6409 Johnson Chapel Circle Brentwood, TN 37027	Same	118-1-204.00

KNOW ALL MEN BY THESE PRESENTS that we, DAVID J. LINDSAY and CAROL A. LINDSAY, husband and wife, hereinafter "Grantors", hereby transfer and convey unto the TRUSTEES OF THE LINDSAY JOINT REVOCABLE TRUST U/T/A DATED SEPTEMBER 10, 2020, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 112, Plan of Montrose Place, as shown on Plat of record in Plat book 57, page 93, 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 to David J. Lindsay and Carol A. Lindsay, by Warranty Deed from Trenton F. Hall and wife Amanda D. Hall, of record in Instrument No. 20121002-0089941, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This improved property is known as 1010 Montrose Avenue, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they

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 except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 9TH day of JULY, 2021.

GRANTORS:

DAVID J. LINDSAY

CAROL A. LINDSAY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DAVID J. LINDSAY, and wife, CAROL A. LINDSAY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of July, 2021.

Notary Public

My Commission Expires: 5/9/2021

JONATHAN R. BURNS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.