THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 684999 DEEDWARR
07/28/2021 09:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210728-0101311

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.

Andrew Donald Lange, as Trustee, Affiant

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

Subscribed and sworn to before me,
this 27th day of July, 2021.

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Andrew Donald Lange and Jennifer Cox Lange, Co-Trustees of the Andrew and Jennifer Lange Revocable Trust 2711 Sunset Place Nashville, TN 37212	Andrew Donald Lange and Jennifer Cox Lange, Co-Trustees of the Andrew and Jennifer Lange Revocable Trust 2711 Sunset Place Nashville, TN 37212	10415009900

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, **ANDREW LANGE and JENNIFER COX (a/k/a Jennifer Cox Lange)** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ANDREW DONALD LANGE and JENNIFER COX LANGE, as Co-Trustees of the ANDREW AND JENNIFER LANGE REVOCABLE TRUST under agreement dated July 27, 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 the Westerly one-half of Lot No. 16 on the map of Sunset Park Subdivision, of record in Book 332, Page 132, said Register's Office.

Said part of Lot No. 16 fronts 50 feet on the Southerly margin of Sunset Place, formerly B Street, and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed by Rick Fisher, as trustee of the 2711 Sunset Place Revocable Trust, to Andrew Lange and Jennifer Cox, husband and wife, by Warranty Deed dated March 25, 2016, recorded as Instrument Number 20160328-0028510, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. That certain Deed of Trust of record as Instrument Number 20200424-0043269, Register's Office for Davidson County, Tennessee, securing a promissory note in the original principal amount of Three Hundred Seventy-Seven Thousand Dollars ($377,000) made by Andrew Lange and Jennifer Cox, husband and wife, in favor of The Federal Savings Bank;

2. Any restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of SUNSET PARK SUBDIVISION, as recorded in Plat Book 332, Page 132; and

3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, restrictions (as amended or supplemented), easements, and utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property commonly known as 2711 Sunset Place, Nashville, Tennessee 37212-4817.

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 27th day of July, 2021.

ANDREW LANGE

JENNIFER COX (a/k/a Jennifer Cox Lange)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW LANGE** and **JENNIFER COX (a/k/a Jennifer Cox Lange)**, 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 27th day of July, 2021.



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 original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 27, 2021.

7/27/2021
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of July, 2021.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

