This instrument prepared by:
Jodi Harris Schaffer, Attorney at Law
Samples, Jennings, Clem & Fields, PLLC
130 Jordan Drive
Chattanooga, TN 37421

Karen Johnson Davidson County
Batch# 690574 DEEDWARR
08/04/2021 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210804-0104957

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Teresa Veazey, Trustee	Teresa Veazey, Trustee	6D 54022
6565 Holt Road	6565 Holt Road	Map 180-29
Nashville, TN 37211	Nashville, TN 37211	

WARRANTY DEED TO REVOCABLE TRUST

WHEREAS, RANDOLPH A. VEAZEY and wife, TERESA VEAZEY, owned the following described real estate as tenants by the entireties; and

WHEREAS, RANDOLPH A. VEAZEY predeceased TERESA VEAZEY, dying testate in Davidson County, Tennessee, on October 25, 2018, and he and TERESA VEAZEY remained husband and wife continuously from the date they acquired the property until the date of his death, at which time sole title to the property vested in TERESA VEAZEY;

IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, I, **TERESA VEAZEY** ("Grantor"), do hereby sell, transfer, and convey unto **TERESA VEAZEY, TRUSTEE** under the Teresa Veazey Revocable Trust, dated July 29, 2021 ("Grantee"), its successors and assigns, all my right, title, interest, claim and demand in and to the following described real estate in Davidson County, Tennessee:

> Land lying in the 6th Civil District of said county, described according to a survey by Harold R. Morris, Surveyor, made October 4, 1968, being more particularly described as follows:
>
> Being Tract #2 of the unrecorded subdivision of the Marvin W. Moore Farm; beginning at a point in the southern margin of Holt Road, said point being a common corner of Tract #1

and Tract #2; thence with the said southern margin of Holt Road, S 88° 35′ 00″ E, 215.0 feet to a point, said point being a common corner of Tract #2 and Tract #3; thence leaving said southern margin of Holt Road, S 1° 25′ 00″ W, 805.51 feet to a point; thence N 87° 08′ 48″ W, 7.06 feet to a point; thence N 89° 24′ 48″ W, 208.05 feet to a point ; thence N 1° 25′ 00″ E, 812.90 feet to the point of beginning, containing 4 acres, more or less.

Being the same property conveyed to Randolph A. Veazey and wife, Teresa Veazey by deed from James G. Tidwell and wife, Inell H. Tidwell of record in Book 9945, page 153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictions, which shall be binding upon Grantee herein, their successors, heirs or assigns, until July 1, 2000; (1) each residence shall contain a minimum living area of 1400 square feet and the exterior portion of each residence shall be constructed of 50% stone or brick; (2) each residence shall have a 100 foot minimum setback line from the road on which it fronts, and a minimum side line clearance of 50′ on the easterly margin; (3) no temporary basement houses or trailers shall be allowed and all out-buildings shall be of finished materials; (4) there shall be no commercial poultry or hog houses on said property; and (5) in the event any or all the aforementioned restrictions are violated, a suit in equity may lie against the violator by the Grantor.

SUBJECT TO any governmental zoning and subdivision ordinances or regulations in effect thereon, but omitting any restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said restriction (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

NO SURVEY OR TITLE EXAMINATION WAS MADE. Property description is identical to that in Deed recorded in Book 9945, Page 153, in the Register's Office of Davidson County, Tennessee.

Grantee herein assumes and agrees to pay all taxes for 2021.

TO HAVE AND TO HOLD the same unto Grantee, Grantee's successors and assigns, forever in fee simple.

I covenant that I am lawfully seized and possessed of said real estate; have good right and lawful authority to convey the same; that the title thereto is clear, free and unencumbered, and I will forever warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this 29 day of July, 2021.

TERESA VEAZEY

STATE OF TENNESSEE :
COUNTY OF HAMILTON :

Before me, a Notary Public of the state and county aforesaid, personally appeared TERESA VEAZEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

29 WITNESS my hand and seal at office in Chattanooga, Hamilton County, Tennessee, this day of July, 2021.

Jodi Harris Schaffer

Notary Public
My Commission Expires: 12/14/24

JODI HARRIS SCHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

AN AFFIDAVIT OF VALUE IS NOT REQUIRED BECAUSE THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX ON REALTY BY PROVISIONS OF T.C.A. §67-4-409(a)(3)(F).

NOTE: THIS DOCUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER BY THE GRANTOR. PREPARER MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

TRUE COPY CERTIFICATION

I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached Warranty Deed to Revocable Trust, dated July 29, 2021, by Teresa Veazey, Grantor, to Teresa Veazey, Trustee, under the Teresa Veazey Revocable Trust, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

This 3rd day of August 2021.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 3rd day of August 2021.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.03.2023