Karen Johnson Davidson County
Batch# 706269 DEEDWARR
08/27/2021 02:01:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0116124

This Instrument prepared by and return to:
Russell A. Hayes, Attorney at Law
The Pickler Law Firm, PLC
1143 Halle Park Circle
Collierville, TN 38017
(901) 316-0160

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL W. DAVIDSON AND GRETCHEN G. DAVIDSON, HUSBAND AND WIFE (GRANTORS), of the County of Shelby, State of Tennessee, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, release, remise, and convey unto **Michael W. Davidson and Gretchen G. Davidson, Trustees of the Michael and Gretchen Davidson Living Trust dated August 20, 2021** (GRANTEE), all right, title, and interest in and to the following described real estate, lying in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 6B, as shown on the plan of Kirkwood Glen, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 200509230114370 as amended in Instruments 2005510140124168, 201103160020783 as corrected in Instrument 201107010050785, Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
>
> Being the same property conveyed to Michael W. Davidson and Gretchen G. Davidson, husband and wife, by Deed from Sara Nicole Neuss, dated 5/15/2013 and filed for record on 08/23/2013 in Instrument 20130823-0089245, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

THE ABOVE DESCRIPTION HAS BEEN MADE WITHOUT THE BENEFIT OF TITLE SEARCH AND IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

To Have and to Hold the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; title thereto is free, clear, and unencumbered except as to: (1) permitted encumbrances listed herein; (2) zoning; (3) setback requirements and general utility, sewer, drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whatsoever.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context.

IN WITNESS WHEREOF I have hereto set my hand and seal this 20th day of August, 2021.

Michael W Davidson

MICHAEL W. DAVIDSON

Gretchen G. Davidson

GRETCHEN G. DAVIDSON

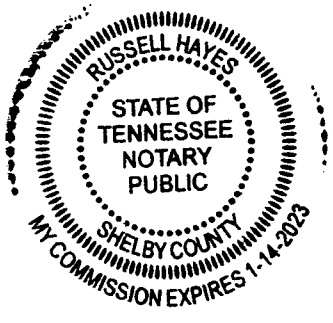
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, duly commissioned and qualified personally appeared **Michael W. Davidson and Gretchen G. Davidson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the within named bargainors, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 20th day of August, 2021.

Russell Hayes

Notary Public



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. § 67-4-409(a)(3)(F)

ATTESTATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Gretchen G. Davidson
Affiant

Subscribed and sworn to me this the 20th day of August, 2021.

Notary Public

RUSSELL HAYES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-14-2023

Property Address:
805 B Knox Avenue
Nashville, TN 37204

Property Owner and Responsible Taxpayer:
Michael and Gretchen Davidson Living Trust dated August 20, 2021
805 B Knox Avenue
Nashville, TN 37204

Map-Parcel Number: **118010B01200CO**