... Johnson Davidson County
Batch# 715173 DEEDWARR
09/14/2021 09:31:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210914-0122852

THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F)

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS:**
RONALD J. CALLAWAY **LINDA C. CALLAWAY** 925 Marengo Lane Nashville, Tennessee 37204	Same	118-9-176

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **RONALD J. CALLAWAY** and **LINDA C. CALLAWAY** hereinafter referred to as Grantors have bargained and sold, and by these presents do transfer and convey unto **RONALD J. CALLAWAY or LINDA C. CALLAWAY, trustees of the CALLAWAY REVOCABLE LIVING TRUST DATED** 9-9-2021 (A REVOCABLE LIVING TRUST), hereinafter referred to as Grantees, their successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING all that real property known, designated, and described as Lot No. 13 on the Map of Sutton Hill Section of Marengo Park, as shown on map/plat recorded at Book 974, Page 67, Davidson County Registry, which description is hereby referenced, together with that part of Glendale Car Line in the rear of said Lot 13 as shown by metes and bounds description at Exhibit A on Instrument 20040106-0001998, Davidson Registry, which description is also hereby referenced.

For back title, see Instrument 20040106-0001998, Davidson Registry.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she 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 noted above.

And, Grantors further covenant and bind Grantors, Grantors' heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 9 day of September, 2021.

Ronald J. Callaway
RONALD J. CALLAWAY

Linda C. Callaway
LINDA C. CALLAWAY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **RONALD J. CALLAWAY and LINDA C. CALLAWAY**, the within named bargainor, 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 at Antioch, Tennessee, this 9 day of September, 2021.

BARRY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Barry Simpson
Notary Public

My Commission Expires: .
My commission expires 02-26-2023