Karen Johnson Davidson County
Batch# 717306 DEEDWARR
09/15/2021 04:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210915-0124186

This Instrument Prepared By:
Scott Smith
1100 Azie Morton Road #1105
Austin, Texas 78704

T.C.A 67-4-409 (a)(3)(F): Exempt No Consideration Transfer into Revocable Trust

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of September 2021, by and between **Robert E. Lemoine and Catherine S. Lemoine**, husband and wife, party of the first part, and **Scott Royal Smith, Trustee of the 817 3rd Avenue North Unit 317 Trust,** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part does hereby convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 317 of District Lofts, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, el seq. of the Tennessee Code Annotated, under the Master Deed establishing District Lofts, a Condominium Development of record in Instrument Number 20080104-0001256, as amended by Surveyors Certificate of Correction of record in Instrument No. 20080111-0003637 and amended by Instrument No. 20080609-0059308, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed. Unit No. 317 is assigned parking space 34 as shown on the plan of the parking space assignment as of record in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.

Commonly known as: **817 3rd Avenue North, Unit 317, Nashville, TN 37201**

BEING the same property conveyed to Robert E. Lemoine and Catherine S. Lemoine by Warranty Deed from Joshua Livingston, dated 6/11/2021, recorded 6/16/2021 in Instrument No. 20210616-0081590, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, Scott Royal Smith, Trustee of the **817 3rd Avenue North Unit 317 Trust,** its heirs and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that **Robert E. Lemoine and Catherine S. Lemoine** is/are lawfully seized in fee of the aforedescribed real estate; that **Robert E. Lemoine and Catherine S. Lemoine** have a good right to sell and convey the same; that the same is unencumbered, except for: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

THE CONSIDERATION for this conveyance is as follows: Zero ($0.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part, the day and year first above written.

Robert E. Lemoine

STATE OF GEORGIA)
.ss
COUNTY OF Barrow)

Signed and sworn to (or affirmed) before me on Sept 7, 2021 by **Robert E. Lemoine**, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

____Personally Known or

✓ Produced Identification

Type of ID GADL 054938059

Brigit D Hall
Signature of notary public

Brigit D Hall
Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: Aug 8 2024

Brigit D Hall Notary Public Barrow County, Georgia My Commission Expires August 8, 2024

Stamp/Seal

WITNESS the signature of the said party of the first part, the day and year first above written.

Catherine S. Lemoine

STATE OF GEORGIA)
.ss
COUNTY OF Barrow)

Signed and sworn to (or affirmed) before me on Sept 7, 2021 by **Catherine S. Lemoine**, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

____Personally Known or

✓ Produced Identification

Type of ID GADL 059194930

Brigit D Hall
Signature of notary public

Brigit D Hall
Name of notary, typed, stamped or printed)

Notary Public State of Georgia

My commission expires: Aug 8 2024

Brigit D Hall
My Commission Expires
Notary Public
August 8, 2024
Barrow County, Georgia
Stamp/Seal

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **817 3rd Avenue North, Unit 317, Nashville, TN 37201**

MAIL TAX NOTICES TO:

817 3rd Avenue North Unit 317 Trust
3726 Buford Drive, Suite 104-306
Buford, GA 30519

NAME AND ADDRESS OF PROPERTY OWNERS:

817 3rd Avenue North Unit 317 Trust
1100 Azie Morton Road #1105,
Austin, TX 78704

THIS INSTRUMENT PREPARED BY:

Scott Smith
1100 Azie Morton Road #1105
Austin TX 78704

RETURN TO:

817 3rd Avenue North Unit 317 Trust
1100 Azie Morton Road #1105
Austin TX 78704

MT#:
TAX PARCEL NO.: **082-13-0E-317.00**
STATE TAX: **$_____**
REGISTER'S FEE: **$_____**
RECORDING FEE: **$_____**
TOTAL: **$_____**

Tennessee Certification of Electronic Document

I, Scott Royal Smith (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Travis

Personally appeared before me, Crystal Brooks (Notary's Name), a notary public for this county and state, Scott Royal Smith (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Crystal Brooks
Notary's Signature

MY COMMISSION EXPIRES: 08/10/2022

NOTARY'S SEAL

Crystal Lynn Brooks
My Commission Expires
08/10/2022
ID No. 131678549

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731