THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 726901 DEEDWARR
09/29/2021 12:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210929-0131061

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.

Eric A. Darken, as Trustee, Affiant

Subscribed and sworn to before me,
this 28th day of September, 2021.

Notary Public
My Commission Expires: 5/5/2025

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Eric A. Darken and Anne M. Darken, Co-Trustees of the Eric and Anne Darken Revocable Trust u/a dtd. September 28, 2021 227 Deer Park Circle Nashville, TN 37205	Eric A. Darken and Anne M. Darken, Co-Trustees of the Eric and Anne Darken Revocable Trust u/a dtd. September 28, 2021 227 Deer Park Circle Nashville, TN 37205	116-10-62

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **ERIC A. DARKEN and wife, ANNE M. DARKEN,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ERIC A. DARKEN and ANNE M. DARKEN, as Co-Trustees of the ERIC AND ANNE DARKEN REVOCABLE TRUST under agreement dated September 28, 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:

Being the Northerly 175 feet of Lot 29 on the Plan of A.M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for said county.

Said Northerly part of Lot 29 fronts 100 feet on the southerly side of Deer Park Circle, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Eric A. Darken and wife, Anne M. Darken from Edward H. Martin, Jr. as Trustee of Edward H. Martin, Personal Residence Trust - 1996, by Warranty Deed dated August 8, 2002 recorded as Instrument Number 20020816-0099251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. That certain Deed of Trust made by Eric A. Darken and Anne M. Darken dated May 5, 2004 and recorded as Instrument Number 20040507-0052353 in the Register's Office for Davidson County, Tennessee, as modified by that certain Modification to Deed of Trust dated October 8, 2009 recorded as Instrument Number 20091016-0096111 in the Register's Office for Davidson County, Tennessee (collectively, the "Deed of Trust"), and as assigned by that certain Assignment of Deed of Trust dated May 9, 2019 and recorded as Instrument Number 20190510-0044253 in the Register's Office for Davidson County, Tennessee; and

2. Any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

This is improved property commonly known as 227 Deer Park Circle, Nashville, Tennessee 37205.

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.

[Signatures on the following page]

SIGNED this the 28th day of September, 2021.

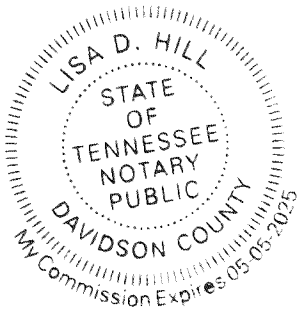
ERIC A. DARKEN

ANNE M. DARKEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC A. DARKEN** and **ANNE M. DARKEN**, 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 28th day of September, 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 September 28, 2021

9-28-21
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of September, 2021.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

