Karen Johnson Davidson County
Batch# 739005 DEEDWARR
10/19/2021 10:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211019-0140144

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane Bone McAllester
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

WARRANTY DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Arlene Kindell Tennessee Tenancy by the Entirety Trust 653 Monte Carlo Drive Antioch, TN 37013	**173 01 0 046.00**	**Same as Owner**

KNOW ALL MEN BY THESE PRESENTS that we, **FRANK K. LITTLEJOHN and VELMA P. LITTLEJOHN, husband and wife**, as tenants by the entirety, hereinafter "Grantors," hereby transfer and convey unto the **TRUSTEES OF THE ARLENE KINDELL TENNESSEE BY THE ENTIRETY TRUST AGREEMENT u/t/a dated 10/6/2021,** created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Frank K. Littlejohn and wife, Velma P. Littlejohn by Warranty Deed from Ronald Kukulka and wife, Virginia Kukulka recorded in Book 5099, Page 503, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 653 Monte Carlo Drive, Antioch, TN 37013.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property, including but not limited to restrictive covenants of record in Book 4781, Page 858, in the Register's Office for Davidson County, Tennessee, and minimum building set-back lines, utility, drainage, access and water line easements as shown on Plan of record in Book 4675, Page 68, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors

covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 6 day of October, 2021.

GRANTORS:

Frank K. Littlejohn
FRANK K. LITTEJOHN

Velma P. Littlejohn
VELMA P. LITTEJOHN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared FRANK K. LITTLEJOHN and VELMA P. LITTLEJOHN the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of OCTOBER, 2021.

Notary Public

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/9/2023

NSH 2325487.2

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, Esq., 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 October 6, 2021 (date of document).

Affiant Signature

October 6, 2021
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of October, 2021.

Notary's Signature

My Commission Expires: 5-5-2025.

