Karen Johnson Davidson County
Batch# 763532 DEEDWARR
12/01/2021 08:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211201-0158219

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

This space intentionally left blank for recording purposes.

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
Richard E. Speece, Trustee Jean M. Speece, Trustee SPEECE REVOCABLE LIVING TRUST dated November 23, 2021 5840 Robert E. Lee Drive Nashville, TN 37215	SAME	Map 145-9 Parcel 46

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

R E Speece
AFFIANT

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES: FEBRUARY 23, 2025

Sworn to and subscribed before me this 23rd day of November, 2021.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, **Richard E. Speece and wife, Jean M. Speece**, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **Richard E. Speece and Jean M. Speece, Trustees, or their successors in interest, of the Speece Revocable Living Trust, dated November 23, 2021, as tenancy by the entirety**.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

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

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this November 23, 2021.

By: _____
Richard E. Speece

_____
Jean M. Speece

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Speece and Jean M. Speece, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of November, 2021.

_____
Matthew Faulk, Notary Public

My Commission expires: February 23, 2025

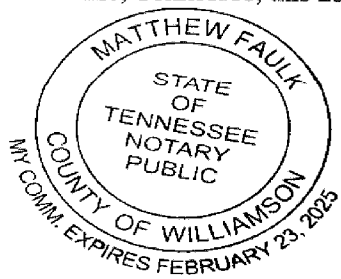


Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Tyne Valley Estates, Section V, as of record in Book 3600, page 54, Register's Office for said County.

Being the same property conveyed to Richard E. Speece and wife, Jean M. Speece, by Warranty Deed of record from James Randolph Smith and wife, Betty G. Smith, in Book 7622, Page 326, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 5840 Robert E. Lee Drive, Nashville, TN 37215.

True Copy Certification

I, Matthew D. Faulk, 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 on 11-23-2021.

Matthew D. Faulk

11-23-2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 23 day of November, 2021.

Notary Seal (if on paper)



Notary Public

My Commission Expires: 12-22-2022