This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

*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.

Karen Johnson Davidson County
Batch# 778992 DEEDWARR
12/22/2021 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211222-0169453

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| STEPHEN JAMES, Trustee<br>HEATHER JAMES, Trustee<br>JAMES REVOCABLE LIVING TRUST<br>dated April 21, 2016<br>1311 Greenwood Avenue<br>Nashville, Tennessee 37206 | SAME | 083-01-0-302.00 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

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

AFFIANT

Sworn to and subscribed before me this 10th day of December, 2021.

Notary Public

ROBIN ROMERO-MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 01/26/2025

My Commission Expires:

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, STEPHEN B. JAMES, who is one and the same as STEPHEN JAMES, and wife, HEATHER G. JAMES, who is one and the same as HEATHER JAMES, 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 STEPHEN JAMES and HEATHER JAMES, TRUSTEES of the JAMES REVOCABLE LIVING TRUST, dated April 21, 2016, as tenants by the entireties.

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 tenants by the entireties, 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 HAND this 16 day of December, 2021.

By: _____
STEPHEN B. JAMES

_____
HEATHER G. JAMES

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN B. JAMES and HEATHER G. JAMES, 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 Brentwood, Tennessee, this 16th day of December, 2021.

_____
NOTARY PUBLIC

ROBIN ROMERO-MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 01/26/2025

My Commission Expires: _____

## Exhibit A

## Property Description

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of John W. Love's Subdivision of Greenwood of record in Plat Book 332, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 51.15 feet on the Northerly side of Greenwood Avenue and runs back 196.8 feet on the Easterly line and 193.5 feet on the Westerly line to an alley, measuring 50 feet, more or less, thereon.

Being the same property conveyed to Stephen James and Heather James, trustees of The James Revocable Living Trust, dated April 21, 2016 by Warranty deed from Stephen James and wife, Heather G. James of record in Instrument No. 20160428-0041252 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on April 28, 2016.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Being the same property conveyed to Stephen James and Heather James, husband and wife, from Stephen James and Heather James, Trustees of The James Revocable Living Trust, dated April 21, 2016, by Warranty Deed of record in Instrument Number 20210702-0089988, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Stephen B. James and wife, Heather G. James by Frank R. Cirrincione and Mildred A. Cirrincione, Co Trustees of the Cirrincione Family Revocable Living Trust Agreement date August 30, 2010, by Warranty Deed of record with Instrument Number 20130131-0009927, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters set forth in the Plan of Record in Plat Book 332, Page 4 and any and all other existing easements and restrictions as shown of record.

This is improved property known as **1311 Greenwood Avenue, Nashville, Tennessee 37206**.

**Tennessee Certification of Electronic Document**

I, JAMES M. ADCOX III, 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 Dec. 16, 2021 (date of document).

James M. Adcox III
Signature

12-20-21
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of December, 2021.

Stacy Boyett
Notary Signature

My Commission Expires: 2-19-2023

