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# 779144 DEEDWARR
12/23/2021 09:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211223-0169645

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.

STEPHEN P. MAHER, as Trustee, Affiant

Subscribed and sworn to before me,
this 20th day of December, 2021.

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

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Stephen P. Maher and Nancy S. Maher, Co-Trustees of the Stephen and Nancy Maher Revocable Trust u/a dtd. December 20, 2021 1215 South Harpeth Road Kingston Springs, TN 37082	Stephen P. Maher and Nancy S. Maher, Co-Trustees of the Stephen and Nancy Maher Revocable Trust u/a dtd. December 20, 2021 1215 South Harpeth Road Kingston Springs, TN 37082	131-01-0D 141.00

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, **STEPHEN P. MAHER and wife, NANCY S. MAHER,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **STEPHEN P. MAHER and NANCY S.MAHER, as Co-Trustees of the STEPHEN AND NANCY MAHER REVOCABLE TRUST under agreement dated December 20, 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:

Land in Davidson County, Tennessee, being Unit No. 141 of Georgetown Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of 5025 Hillsboro Homeowners Association of record in Book 5211, Page 325, as amended in Book 5616, Page 133, and Book 6079, Page 516, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Stephen P. Maher and Nancy S. Maher, husband and wife, from Sarah Esposito F/K/A Sarah A. Stewart and Laurence Vincent Esposito, husband and wife, by Warranty Deed dated September 3, 2020 recorded as Instrument Number 20200904-0101249, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

This is improved property commonly known as 5025 Hillsboro Pike #17E, Nashville, Tennessee 37215.

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.

SIGNED this the 20th day of December, 2021.

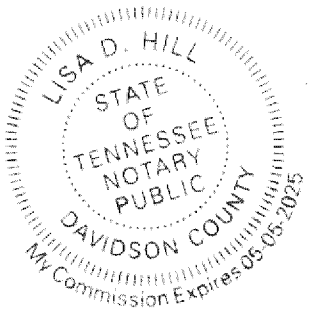
STEPHEN P. MAHER

NANCY S. MAHER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN P. MAHER** and **NANCY S. MAHER**, 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 20th day of December, 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 Dec 20, 2021.

12/20/2021
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

