Karen Johnson Davidson County
Batch# 806433 DEEDWARR
02/15/2022 03:40:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220215-0017665

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Palmetto Tennessee Community Property Trust 116 Clydelan Court Nashville, TN 37205	Same	130-09-070.00

KNOW ALL MEN BY THESE PRESENTS that we, **JOSEPH A. HILLS and wife, CHRIS C. HILLS**, hereinafter "Grantors", hereby transfer and convey unto the **TRUSTEES OF THE PALMETTO TENNESSEE COMMUNITY PROPERTY TRUST AGREEMENT u/t/a dated February 9, 2022**, 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. 6 on the plan of Warner Court, Section II of record in Plat Book 2330, page 124, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Joseph A. Hills and wife, Chris C. Hills from Cynthia D. Austin and husband, William T. Austin by Warranty Deed of record in Instrument No. 20090529-0049405, Register's Office for Davidson County, Tennessee.
>
> This property is improved property known as 116 Clydelan Court, Nashville, TN 37205.

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 9th day of February, 2022.

GRANTORS:

JOSEPH A. HILLS

CHRIS C. HILLS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JOSEPH A. HILLS and CHRIS C. HILLS, 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 they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of February, 2022.

Notary Public

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

My Commission Expires: 5/9/2023

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 GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.