Karen Johnson Davidson County
Batch# 809418 DEEDWARR
02/22/2022 12:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220222-0019903

This Instrument Prepared By:
Oath Law
9005 Overlook Blvd
Brentwood, TN 37027

Taxes To:
Fred & Peggy Warren
366 Clarkston Drive
Smyrna, TN 37167

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor,
Fred W. Warren, Jr. A/K/A Bill Warren and Margaret S. Warren A/K/A Peggy Warren, husband and wife
whose address is: **366 Clarkston Drive, Smyrna, TN 37167**
for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee,
Fred W. Warren, Jr. and Margaret S. Warren, Trustees of the Warren Protection Trust dated January 31, 2022
whose address is: **366 Clarkston Drive, Smyrna, TN 37167**

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 219 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 219 fronts 68 feet on the south side of Kermit Drive and runs back between lines, 156.5 feet on the east line, and 158.3 feet on the west line to a dead line in the rear on which it measures 56 feet.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Book 10551, Page 101 in the Register's Office of Davidson County, Tennessee.

Tract 2:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Revised Plan of First Mortgage Bond Company's Subdivision of Block "B" Overhill City Subdivision, of record in Book 843, page 28, Register's Office for said County.

SAID Lot No. 3 fronts 45 feet on the southerly margin of Glenrose Avenue and extends back between lines with the westerly margin of Burbank Avenue 128 feet to a dead line measuring 44.7 feet thereon.

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Book 7363 Page 176 in the Register's Office of Davidson County, Tennessee.

Tract 3:

Described property in Davidson County, Tennessee, being Lot No. 49 on the Map of A Subdivision of G.P. Rose's Property as recorded in Book 547, Page 74,Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Book 8843 Page 307 in the Register's Office of Davidson County, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on January 31, 2022

Fred W Warren Jr.

Fred W. Warren, Jr.
A/K/A Bill Warren, GRANTOR

Margaret S Warren

Margaret S. Warren
A/K/A Peggy Warren, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Fred W. Warren, Jr. and Margaret S. Warren, husband and wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this January 31, 2022.

Cheryl Blay
Cheryl Blay, NOTARY
My commission expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is – NONE –

Fred W Warren Jr.
Fred W. Warren, Jr.
A/K/A Bill Warren, AFFIANT

Margaret S Warren
Margaret S. Warren
A/K/A Peggy Warren, AFFIANT

Sworn to and subscribed before me this January 31, 2022.

Cheryl Blay
Cheryl Blay, NOTARY
My commission expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

(FOR RECORDING DATA ONLY)

Parcel Information:

Tract 1: 120 02 0 032.00

Tract 2: 119 01 0 190.00

Tract 3: 119 01 0 115.00

Property Address:

Tract 1:

1303 Kermit Drive, Nashville, TN 37217

Tract 2:

229 Glenrose Avenue, Nashville, TN 37210

Tract 3:

2210 Sadler Avenue, Nashville, TN 37210

Name and Address of the Property Owner:
Fred & Peggy Warren
366 Clarkston Drive
Smyrna, TN 37167

Name and Address of the Persons or Entity Responsible for Taxes:
Fred & Peggy Warren
366 Clarkston Drive
Smyrna, TN 37167

Tennessee Certification of Electronic Document

I William Jenkins, 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 01/31/2022 (date of document).

X _____
Affiant Signature

01/31/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of January, 2022

_____
Notary's Signature

MY COMMISSION EXPIRES: September 02, 2024

NOTARY'S SEAL

