This Instrument Prepared By
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Map and Parcel #: 159 07 0 A 014 00CO

Karen Johnson Davidson County
Batch# 815342 DEEDWARR
03/04/2022 08:47:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220304-0024725

WARRANTY DEED

Owner & Property Address:
CATHERINE J. HOLSEN, Trustee,
CATHERINE J. HOLSEN REVOCABLE
LIVING TRUST
5020 High Valley Drive
Brentwood, TN 37027

Mail Tax Statement
Catherine J. Holsen
5020 High Valley Drive
Brentwood, TN 37027

The GRANTOR, CATHERINE J. HOLSEN, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, and convey grantor's right, title, and interest in and to the below-described property to:

CATHERINE J. HOLSEN, Trustee,
CATHERINE J. HOLSEN REVOCABLE LIVING TRUST, dated February 21, 2022.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of High Valley Section One, as of record in Plat Book 9700, page 188, corrected by Surveyors Certificate of Correction in Instrument No. 20000501-0043193, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to the party of the first part by Warranty Deed of record as Instrument Number 20160513-0048059 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions for High Valley of record in Book 10122, page 121, Register's Office for Davidson County, Tennessee, (Omitting therefrom any covenants, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons). All matters appearing on the Plan of record ad Book 9700, page 188, corrected by Surveyors Certificate of Correction in Instrument No. 20000501-0043193, Register's Office for Davidson County, Tennessee. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9829, page 561, Register's Office for Davidson County, Tennessee. Easement for brick wall and driveway of record in Book 10839, page 569 and Instrument No. 20160310-0022986, Register's Office for Davidson County, Tennessee. Easement for access, ingress/egress and utilities of record in Book 9184, page 868, Register's Office for Davidson County, Tennessee. Easement for right of way of record in Book 2201, page 634, Register's Office for Davidson County, Tennessee. Easement for transmission line of record in Book 2276, page 60, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustee or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 21st day of February, 2022, by the undersigned.

Catherine J. Holsen

CATHERINE J. HOLSEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

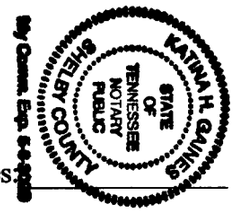
Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared CATHERINE J. HOLSEN to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 21st day of February, 2022.

Katina H. Gaines

NOTARY PUBLIC

My Commission Expires:



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).