Karen Johnson Davidson County
Batch# 819062 DEEDWARR
03/10/2022 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220310-0027683

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

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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

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
Douglas J. Delaney, Trustee Kelly S. Delaney, Trustee DELANEY REVOCABLE LIVING TRUST dated March 2, 2022 2707 Sunset Place Nashville, TN 37215	SAME	104-15-101.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Sworn to and subscribed before me this 2nd day of March, 2022.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, **Douglas J. Delaney and wife, Kelly S. Delaney**, 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 **Douglas J. Delaney and Kelly S. Delaney, Trustees, or their successors in interest, of the Delaney Revocable Living Trust, dated March 2, 2022, and any amendments thereto, as tenancy by the entirety.**

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 tenancy by the entirety, 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 HANDS this March 2, 2022.

By: _____
Douglas J. Delaney

_____
Kelly S. Delaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas J. Delaney and Kelly S. Delaney, 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 Nashville, Tennessee, this 2nd day of March, 2022.

_____
Matthew Faulk, Notary Public

My Commission expires: February 23, 2025

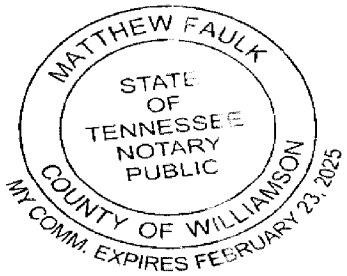


Exhibit A

Property Description

Said property is described to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 17 ON THE MAP OF SUNSET PARK SUBDIVISION AS OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF SUNSET PLACE, FORMERLY TURNER AVENUE, AT A POINT 3.0 FEET EAST OF THE CORNER OF LOT NOS. 16 AND 17; THENCE SOUTHWARDLY 160.5 FEET, MORE OR LESS, TO THE COMMON CORNER OF LOT NOS. 12, 13, 14 AND 17; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 12 AND 17, EASTWARDLY 70.0 FEET; THENCE NORTHWARDLY 160.5 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY MARGIN OF SUNSET PLACE, SAID POINT BEING 27.0 FEET WESTERLY FROM THE CORNER OF LOT NOS. 17 AND 18; THENCE WITH SAID SUNSET PLACE WESTWARDLY 70.0 FEET TO THE BEGINNING.

Being the same property conveyed to Douglas J. Delaney and wife, Kelly S. Delaney, by Warranty Deed of record from Timothy Ross Peters and wife, Katherine Anne Poehling, in Instrument No. 20070201-0013548, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2707 Sunset Place, Nashville, TN 37215.

True Copy Certification

I, Matthew D. Faulk, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on March 2, 2022.

Matthew D. Faulk

3-2-22
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn and subscribed to me on this 2 day of March, 2022.

Notary Seal (if on paper)

JONATHAN CARRERA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 12-16-2022