Karen Johnson Davidson County
Batch# 820379 DEEDWARR
03/11/2022 12:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220311-0028724

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

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.

This space intentionally left blank for recording purposes.

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Laura E. Bilbrey, Trustee LAURA E. BILBREY REVOCABLE LIVING TRUST dated March 4, 2022 605 Rivercrest Way Nashville, TN 37214	SAME	Map: 085 Group: 14 0A Parcel: 021.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Laura E Bilbrey
AFFIANT

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

Sworn to and subscribed before me this 4th 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, the receipt of which is hereby acknowledged, I, **Laura E. Bilbrey, a single person**, do hereby transfer and convey any and all interest owned by me 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 **Laura E. Bilbrey, Trustee, or her successors in interest, of the Laura E. Bilbrey Revocable Living Trust, dated March 4, 2022**.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my 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 MY HAND this March 4, 2022.

By: _____
Laura E. Bilbrey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura E. Bilbrey, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of March, 2022.

_____
Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025



Exhibit A

Property Description

Said property is described to wit:

Being Lot No. 21, on the Plan of First Revision River Crest, of record in Plat Book 9700, Page 465 and 466, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
amended in Plat Book 9910, Page 457, and Inst. No. 20000713-0065654

Being the same property conveyed to Laura E. Bilbrey, a single person, by Warranty Deed of record from L&L TN R LLC, as to an undivided 37.50% interest and DHB R LLC, as to an undivided 37.50% interest And IRA Innovations LLC FBO James M. Maitland, IRA, as to an undivided 25.00% interest, in Instrument No. 20201015-0120167, 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, as well as the following:

Matters shown on the recorded plat of River Crest 1st Revision, of record in Book 9700, Page 465 and 466, said Register's Office.

Restrictive Covenants contained in instrument of record, Book 10578, Page 683 and 699, said Register's Office.

Sanitary Sewer Easement of record, Book 11098, Page 294, said Register's Office.

Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

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

This is improved property known as 605 Rivercrest Way, Nashville, TN 37214.

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 4, 2022.

Matthew D. Faulk

3-4-2022
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 4th day of March, 2022.

Notary Seal (if on paper)

Notary Public

My Commission Expires: 1/28/24

KAT PEEBLES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024