THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 823062 DEEDWARR
03/16/2022 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220316-0030725

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

James Henry Rieniets, Jr., as Trustee, Affiant

Subscribed and sworn to before me,
this 9th day of March, 2022.

Notary Public
My Commission Expires: 4/5/2025

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
James Henry Rieniets, Jr. and Phoebe Sue Rieniets, Co-Trustees of the James and Sue Rieniets Revocable Trust under agreement dated March 9, 2022 4528 Wayland Drive Nashville, TN 37215	James Henry Rieniets, Jr. and Phoebe Sue Rieniets, Co-Trustees of the James and Sue Rieniets Revocable Trust under agreement dated March 9, 2022 4528 Wayland Drive Nashville, TN 37215	130 15 0 073.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **JAMES HENRY RIENIETS, JR. and wife, PHOEBE SUE RIENIETS** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **JAMES HENRY RIENIETS, JR. and PHOEBE SUE RIENIETS, as Co-Trustees of the JAMES AND SUE RIENIETS REVOCABLE TRUST under agreement dated March 9, 2022** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 1 on the Plan of Harpeth View Estates, as of record in Plat Book 1835, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 209.4 feet plus 47.30 on the easterly margin of Wayland Drive and extends back 176.68 feet on the northerly line and 195.0 feet on the southerly line, to a line in the rear measuring 307.0 feet thereon, according to a survey by Patrick S. Coode, RLS #855, of John Kohl & Company, File No. 5408-8, dated June 14, 2005.

Being the same property conveyed from Wayland, LLC to James Henry Rieniets, Jr. and wife, Phoebe Sue Rieniets, by Warranty Deed dated June 24, 2005 and originally recorded as Instrument Number 20050624-0073104, Register's Office for Davidson County, Tennessee. The original Warranty Deed was recorded with the incorrect Map and Parcel number, and was subsequently re-recorded as Instrument Number 20050701-0076238, Register's Office for Davidson County, Tennessee. A Correction Deed was subsequently recorded to correct an error in the description of the land conveyed as Instrument Number 20051019-0126063, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. A Deed of Trust recorded as Instrument Number 20200916-0105712, Register's Office for Davidson County, Tennessee, securing a promissory note dated August 28, 2020 in the original principal amount of $775,000.00 made by James Henry Rieniets, Jr. and Phoebe Sue Rieniets in favor of U.S. Bank National Association;
2. Plan of Harpeth View Estates of record in Plat Book 1835, page 69, Register's Office for Davidson County, Tennessee;
3. Covenants and restrictions recorded in Book 1728, page 125, Register's Office for Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or nations origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the Untied States Code, or (b) relates to handicap but does not discriminate against handicapped persons; and
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6296, page 947, Register's Office for Davidson County, Tennessee.
5. Unrecorded lease dated September 17, 2004 by and between Wayland, LLC, as Lessor and Clifton Beach, as Lessee.

This is improved property commonly known as 4528 Wayland Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 9th day of March, 2022.

JAMES HENRY RIENIETS, JR.

Phoebe Sue Rieniets

PHOEBE SUE RIENIETS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES HENRY RIENIETS, JR.** and wife, **PHOEBE SUE RIENIETS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 9th day of March, 2022.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 March 9, 2022.

3-9-2022
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of March, 2022.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

