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

Karen Johnson Davidson County
Batch# 830915 DEEDWARR
03/30/2022 09:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220330-0036696

Taxes To:
Madonna Stepbach
5502 Thalman Drive
Brentwood, TN 37027

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor,
Madonna K. Stepbach, a single woman,
whose address is: **5502 Thalman Drive, Brentwood, TN 37027**
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,
Madonna K. Stepbach, Trustee of the MStepbach Trust dated March 14, 2022, and any amendments thereto
whose address is: **5502 Thalman Drive, Brentwood, TN 37027**

Legal description attached hereto and made a part hereof as Exhibit "A"

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Book 11058 Page 108 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).

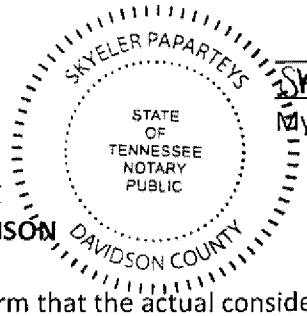
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on **March 14, 2022**

Madonna K. Stepbach
Madonna K. Stepbach, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Madonna K. Stepbach, a single woman**, 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 **March 14, 2022**.



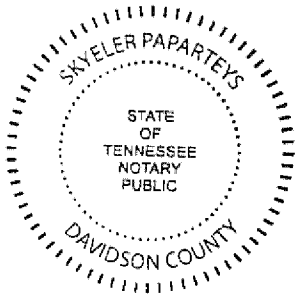
Skyeler Paparteys, NOTARY
My commission expires: January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Madonna K. Stepbach
Madonna K. Stepbach, AFFIANT

Sworn to and subscribed before me this **March 14, 2022**.



Skyeler Paparteys, NOTARY
My commission expires: January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 161-9-93 and 161-9-92

Property Address:
5502 Thalman Drive, Brentwood, TN 37027

Name and Address of the Property Owner:
Madonna K. Stepbach
5502 Thalman Drive
Brentwood, TN 37027

Name and Address of the Persons or Entity Responsible for Taxes:
Madonna K. Stepbach
5502 Thalman Drive
Brentwood, TN 37027

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 54-A and Reserved Parcel immediately adjacent to Lot 54-A on the Plan of Lots 63, 64 & 65 Revised Zone Lot Division Lots 54, 55, 57, 58, 60, 63, 64, 65 & 66, Brentwood Meadows, Section 3, of record in Plat Book 6250, page 555, as amended in Plat Book 6250, page 775, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Madonna K. Stepbach and Susan F. Banniza, as Joint Tenants with the right of survivorship, not as tenants in common, by deed from Harry J. Adams, Jr. and wife, Marilyn D. Adams of record in Book 9751, page 80, Register's Office for Davidson County, Tennessee.

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 March 14, 2022 (date of document).

x _____
Affiant Signature

03/14/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of March, 2022

_____
Notary's Signature

MY COMMISSION EXPIRES: January 11, 2026

NOTARY'S SEAL

