Karen Johnson Davidson County
Batch# 831811 DEEDWARR
03/30/2022 11:29:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220330-0036867

This Instrument prepared by and return to:
Abby Doshier, Attorney at Law
The Pickler Law Firm, PLC
1143 Halle Park Circle
Collierville, TN 38017
(901) 316-0160

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that KERRY J. ALEXANDER AND WIFE, ANNA E. ALEXANDER (GRANTORS), of the County of Fayette, State of Tennessee, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, release, remise, and convey unto **Kerry J. Alexander and Anna E. Alexander, Trustees of the Kerry and Anna Alexander Living Trust dated March 24, 2022** (GRANTEE), all right, title, and interest in and to the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 51, Subdivision Plat, Section 1, Phase 1, South Shore, A Planned Unit Development, of record in Instrument Number 20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

This being the property conveyed to Kerry J. Alexander and wife, Anna E. Alexander by Special Warranty Deed dated 7/13/2015 from Vanderbilt Mortgage and Finance, Inc. of record in Instrument Number 20150715-0069101, Register's Office for Davidson County, Tennessee.

Manufactured Home Description: Make: 2003 Clayton, Serial #CAP014905TNAB, Model #HRT, HUD: TEN593921, TEN593922, Length: 60, Width: 28, which has become and is intended to affix such that the manufactured housing unit being mortgaged with the property is an improvement to and made part of the real property and will not be removed therefrom.

THE ABOVE DESCRIPTION HAS BEEN MADE WITHOUT THE BENEFIT OF TITLE SEARCH AND IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

To Have and to Hold the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; title thereto is free, clear, and unencumbered except as to: (1) permitted encumbrances listed herein; (2) zoning; (3) setback requirements and general utility, sewer, drainage easements of record; (4)

subdivision and/or condominium declarations, covenants, restrictions, and easements of record; (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whatsoever.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context.

IN WITNESS WHEREOF I have hereto set my hand and seal this 24th day of March, 2022.

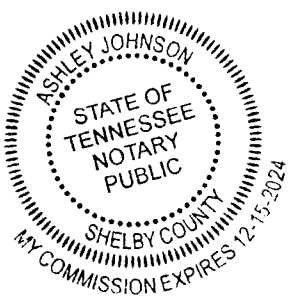
KERRY J. ALEXANDER

ANNA E. ALEXANDER

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, duly commissioned and qualified personally appeared **Kerry J. Alexander** and **Anna E. Alexander,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the within named bargainors, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 24th day of March, 2022.



Notary Public

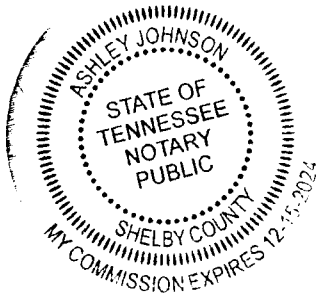
THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. § 67-4-409(a)(3)(F)

ATTESTATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to me this the 24th day of March, 2022.



Notary Public

Property Address:
421 Shoreline Circle
Antioch, TN 37013

Property Owner and Responsible Taxpayer:
Kerry and Anna Alexander Living Trust dated March 24, 2022
205 Brier Hills Dr.
Piperton, TN 38017

Map/Parcel: **165050-A-05100CO**