This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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.

Karen Johnson Davidson County
Batch# 838972 DEEDWARR
04/13/2022 10:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220413-0042768

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ALEXANDER C. WADDEY, Trustee WADDEY REVOCABLE LIVING TRUST dated August 18, 2016 703 Lynnbrook Road Nashville, Tennessee 37215	Same	11701007000

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]).

AFFIANT

Sworn to and subscribed before me this 27th day of December, 2021

Notary Public

My Commission Expires: _____

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, ALEXANDER C. WADDEY, do hereby transfer and convey any and all of my interest owned 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 ALEXANDER C. WADDEY, TRUSTEE of the WADDEY REVOCABLE LIVING TRUST, dated August 18, 2016.

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 MY HAND this 27th day of December, 2021.

By: _____
ALEXANDER C. WADDEY

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 ALEXANDER C. WADDEY, 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 Brentwood, Tennessee, this 27th day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, Block "G" on the Plan of W. M. Cantrells Subdivision, as of record in Plat Book 332, page 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to ALEXANDER C. WADDEY and MELISSA O. WADDEY, husband and wife, by Warranty Deed from ALEXANDER C. WADDEY and MELISSA O. WADDEY, TRUSTEES of the WADDEY REVOCABLE LIVING TRUST, dated August 18, 2016, of record in Instrument Number 20191122-0120988, Register's Office for Davidson County, Tennessee.

MELISSA O. WADDEY passed away on December 4, 2019.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, Page 85, said Register's Office.

This is improved property known as 703 Lynnbrook Road, Nashville, Tennessee 37215.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 12-27-2021 (date of document).

Signature

12-27-2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of December, 2021.

Notary Signature

My Commission Expires: 10/11/2025

SAMANTHA STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY