Karen Johnson Davidson County
Batch# 866095 DEEDWARR
06/01/2022 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220601-0063423

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Redbird Tennessee Community Property Trust 6329 Bresslyn Road Nashville, TN 37205	Same	115-15-0-014.00

KNOW ALL MEN BY THESE PRESENTS that we, **NATHAN E. PODOLL** and **MIRNA B. PODOLL**, **husband and wife**, hereinafter "Grantors", hereby transfer and convey unto the **TRUSTEES OF THE REDBIRD TENNESSEE COMMUNITY PROPERTY TRUST u/t/a dated May 19, 2022**, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of West Meade Farms Inc., Section "P" Section of record in Plat Book 2133, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan E. Podoll and Mirna B. Podoll, husband and wife, from Isaac D. Rogers, III and Kimberly G. Rogers, husband and wife, by Warranty Deed of record in Instrument No. 20180423-0037693, Register's Office for Davidson County, Tennessee.

This Conveyance of the above described parcel of land is subject to Plan of record in Plat Book 2133, Page 22; Restrictions of record in Book 2103, Page 279, in the Register's Office for Davidson County, Tennessee, including but not limited to any and all existing easements and restrictions as shown of record not stated herein.

This improved property is known as 6329 Bresslyn Road, Nashville, Davidson County, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they 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 except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 19th day of May, 2022.

GRANTORS:

NATHAN E. PODOLL

MIRNA B. PODOLL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared NATHAN E. PODOLL and MIRNA B. PODOLL, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of May, 2022.

Notary Public

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/9/2023

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, 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 May 19, 2022.

Jonathan R. Burns

Date: May 27, 2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of May 2022.

Notary's Signature

My Commission Expires: 9/2/24.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY