Karen Johnson Davidson County
Batch# 872234 DEEDWARR
06/15/2022 01:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220615-0068462

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

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.

Patricia Ann Belfield, as Trustee, Affiant

Subscribed and sworn to before me,
this 9th day of June, 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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Patricia Ann Belfield, Trustee of the Dennis and Patricia Belfield Revocable Trust 6112 Chickering Court Nashville, TN 37215	Patricia Ann Belfield, Trustee of the Dennis and Patricia Belfield Revocable Trust 6112 Chickering Court Nashville, TN 37215	187-05-0A-180.00-CO

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, **DENNIS E. BELFIELD and wife, PATRICIA A. BELFIELD** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **PATRICIA ANN BELFIELD, as Trustee of the DENNIS AND PATRICIA BELFIELD REVOCABLE TRUST under agreement dated June 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 Lot No. 180 on the Plan of Burkitt Springs, Phase 3 of record in Plat at Instrument No. 20170113-0004177, as corrected by Surveyor's

Certificate of Correction of record in Instrument No. 20170209-0013607, 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 by Regent Homes, LLC to Dennis E. Belfield and Patricia A. Belfield, husband and wife, by Warranty Deed dated January 31, 2018, recorded as Instrument Number 20180201-0010416, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters shown on the Plan of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170209-0013607, Register's Office for Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions for Burkitt Springs, of record in Instrument No. 20140110-0002949, with Supplement to annex Phase 3 of record in Instrument No. 20170925-0097954, Register's Office for Davison County, Tennessee, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 2013514-0048379, in the Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property commonly known as 948 Springlane Drive, Nolensville, Tennessee 37135.

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 June, 2022.

DENNIS E. BELFIELD

PATRICIA A. BELFIELD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENNIS E. BELFIELD** and **PATRICIA A. BELFIELD**, 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 June, 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 June 9, 2022.

6-9-2022
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

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