Karen Johnson Davidson County
Batch# 880736 DEEDWARR
06/29/2022 02:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220629-0075363

This Instrument Prepared By:
Scott Smith
1100 Azie Morton Road #1105
Austin, Texas 78704

T.C.A 67-4-409 (a)(3)(F): Exempt No Consideration Transfer into Revocable Trust

WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of June, 20 22, by and between **Matt Fore, Trustee of the Revocable Trust of Matt Fore, ("Grantor")**, party of the first part, and **Scott Royal Smith, Trustee of the 1416 Riverbrook Drive Trust, ("Grantee")**, a revocable trust, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part does hereby convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, Being Lot No. 71 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision, One, of record in Instrument No. 20080723-0075577 and a surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Commonly known as: **1416 Riverbrook Drive, Hermitage, Tennessee 37076**

BEING the same property conveyed to the Revocable Trust of Matt Fore by Quit Claim Deed from Matthew C. Fore, dated July 26, 2019, recorded 11/14/2019 in Batch# 315226, Register's Office, Davidson County, Tennessee as Instrument No. 20191114-0117300.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, Scott Royal Smith, Trustee of the **1416 Riverbrook Drive Trust,** its heirs and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that **the Revocable Trust** of **Matt Fore** is lawfully seized in fee of the aforedescribed real estate; that **the Revocable Trust of Matt Fore** has a good right to sell and convey the same; that the same is unencumbered.

THE CONSIDERATION for this conveyance to a revocable trust is as follows: Zero ($0.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part, the day and year first above written.

Matt Fore, Trustee of the Revocable Trust of Matt Fore

STATE OF Tn)
.ss
COUNTY OF Sumner)

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Matt Fore, Trustee of the Revocable Trust of Matt Fore** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 day of June, 2022

NOTARY PUBLIC, STATE OF Tn

Printed Name: Marjorie Wheeler

My Commission Expires: 4/12/2026

MARJORIE H WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **1416 Riverbrook Drive, Hermitage, Tennessee 37076**

MAIL TAX NOTICES TO:

1416 Riverbrook Drive Trust
1321 Upland Drive, PMB 19529
Houston, TX 77043

NAME AND ADDRESS OF PROPERTY OWNERS:

1416 Riverbrook Drive Trust
1100 Azie Morton Road #1105,
Austin, TX 78704

THIS INSTRUMENT PREPARED BY:

Scott Smith
1100 Azie Morton Road #1105
Austin TX 78704

RETURN TO:

1416 Riverbrook Drive Trust
1100 Azie Morton Road #1105
Austin TX 78704

MT#:
TAX PARCEL NO.: **097 02 0A 071.00**
STATE TAX: **$_____**
REGISTER'S FEE: **$_____**
RECORDING FEE: **$_____**
TOTAL: **$_____**

OATH OF CONSIDERATION

The following oath of consideration is required on all deeds transferring property:

STATE OF TN)
.ss
COUNTY OF Sumner)

The actual consideration or true value, whichever is greater for this transfer is:

$ EXEMPT

Matt Fore, Trustee of the Revocable Trust of Matt Fore

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Matt Fore, Trustee of the Revocable Trust of Matt Fore,** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 day of June, 2022

NOTARY PUBLIC, STATE OF TN

Printed Name: Margie Wheeler

My Commission Expires: 4/26/24

MARJORIE H WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Scott Smith, 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 06/22/2022 (date of document).

Affiant Signature

June 27, 2022
Date

State of Utah

County of Washington

Sworn to and subscribed before me this 27 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 25, 2025

NOTARY'S SEAL

TAYDEN KAYLI HANSEN
Notary Public - State of Utah
Comm. No. 718416
My Commission Expires on
May 25, 2025