This Instrument Prepared By:
Oath Law
1214 East 33rd Street
Tulsa, Oklahoma

Karen Johnson Davidson County
Batch# 885458 DEEDWARR
07/07/2022 12:57:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220707-0078522

Taxes To:
Annie Kinzer
4253 Hallmark Road
Nashville, Tennessee 37218

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor,
Annie R. Kinzer, an unmarried person,
whose address is: **4253 Hallmark Road, Nashville, Tennessee 37218**
for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee,
Annie R. Kinzer, Trustee of the Kinzer Trust dated July 7, 2022, and any amendments thereto
whose address is: **4253 Hallmark Road, Nashville, Tennessee 37218**

Legal description attached hereto and made a part hereof as Exhibit "A"

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record made reference to in the legal description attached hereto and made a part hereof as Exhibit "A" in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on July 7, 2022

Annie R. Kinzer, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Annie R. Kinzer, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this July 7, 2022.

SKYELER PAPARTEYS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Skyeler Paparteys, NOTARY
My commission expires: January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is – NONE -.

Annie R. Kinzer, AFFIANT

Sworn to and subscribed before me this July 7, 2022.

SKYELER PAPARTEYS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Skyeler Paparteys, NOTARY
My commission expires: January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 058-11-0-A-025.00

Property Address:
4253 Hallmark Road, Nashville, Tennessee 37218

Name and Address of the Property Owner:
Annie R. Kinzer
4253 Hallmark Road, Nashville, Tennessee 37218

Name and Address of the Persons or Entity Responsible for Taxes:
Annie R. Kinzer
4253 Hallmark Road, Nashville, Tennessee 37218

Parcel Information: 058-11-0A-026.00

Property Address:
4249 Hallmark Road, Nashville, Tennessee 37218

Name and Address of the Property Owner:
Annie R. Kinzer
4253 Hallmark Road, Nashville, Tennessee 37218

Name and Address of the Persons or Entity Responsible for Taxes:
Annie R. Kinzer
4253 Hallmark Road, Nashville, Tennessee 37218

Parcel Information: 058-14-0-046.00

Property Address:
4234 Eatons Creek Road, Nashville, Tennessee, 37218

Name and Address of the Property Owner:
Annie R. Kinzer
4253 Hallmark Road, Nashville, Tennessee 37218

Name and Address of the Persons or Entity Responsible for Taxes:
Annie R. Kinzer
4253 Hallmark Road, Nashville, Tennessee 37218

EXHIBIT "A"

Tract 1:
Parcel Information: 058-11-0-A-025.00
Instrument 20060508-0053537

Being Lot No. 25 on the plan of Section One, Drake's Run, of record in Plat Book 9700, page 818, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

BEING the same property conveyed to Jack Wiesner, doing business as Wiesner Custom Homes, by deed from SHH, LLC, a Tennessee limited liability company, of record in Instrument No. 20050509-0051737, Register's Office for Davidson County, Tennessee.

This is improved property known as 4317 Shady Dale Road, Nashville, Tennessee 37218.

Tract 2:
Parcel Information: 058-11-0A-026.00
Instrument 20080729-0077570

Being Lot No. 26 on the plan of Section One, Drake's Run, of record in Plat Book 9700, page 818, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

BEING part of the same property conveyed to SHH, LLC, a Tennessee limited liability company, by deed from Samuel H. Howard, of record in Book 11026, page 474, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4249 Hallmark Road, Nashville, TN 37218.

Tract 3:
Parcel Information: 058-14-0-046.00
Instrument 20170828-0088087

LAND in Davidson County, Tennessee, being Lot No. 188 on the Plan of Enchanted Hills, Section 7, of record in Book 4300, Page 61, Register's Office for said County.

SAID Lot No. 188, which is a corner lot, fronts 165.0 feet on the easterly margin of Eaton's Creek Road and fronts 219.52 feet on the southerly margin of Eaton Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 188.05 feet on the easterly line and 221.0 feet on the southerly line to a point of intersection.

Being all or part of the same property conveyed to Cecil C. Whitmon and Virginia E. Whitmon by virtue of that certain Warranty Deed dated July 27, 1971 and being of record at Instrument No. Book 4523, Page 858 in the Register's Office of Davidson County, Tennessee. Virginia E. Whitmon died July 27, 2008 leaving Cecil C Whitmon as the remaining tenant by the entirety. Cecil C. Whitmon being died testate June 7, 2011 and his will was probated at Docket No. 11P1226 in the Probate Court of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I William Jenkins, 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 July 7, 2022 (date of document).

X _____
Affiant Signature

07/07/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of July, 2022

_____
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires January 11, 2026

NOTARY'S SEAL

