Karen Johnson Davidson County
Batch# 886715 DEEDWARR
07/11/2022 10:25:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220711-0079317

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 158 08 0 017.00

# WARRANTY DEED

Property Address & New Owner:
ANDREW R. DEVRIES or
RACHEL L. DEVRIES, Trustees of the
DEVRIES REVOCABLE LIVING TRUST
1745 Kingsbury Drive
Nashville, TN 37215

Mail Tax Statement to:
Andrew R. Devries
Rachel L. Devries
1745 Kingsbury Drive
Nashville, TN 37215

The **GRANTORS, RACHEL DEVRIES and ANDREW R. DE VRIES, wife and husband,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

**ANDREW R. DEVRIES or RACHEL L. DEVRIES, Trustees of the DEVRIES REVOCABLE LIVING TRUST, dated June 29, 2022**

The DEVRIES REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 554 on the Plan of Hillsboro Park, Section 10, as shown on Plat of record in Plat Book 2900, Page 73, 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 RACHEL DEVRIES and ANDREW R. DE VRIES, wife and husband, by Warranty Deed of record at Instrument No. 20201016-0120836 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 2900, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Boko 2103, page 279, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 3031, Page 113, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement of record in Book 7557, Page 785, in the Register's Office for Davidson County, Tennessee.

- Water Line Easement of record in Book 872, Page 505, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 1745 Kingsbury Drive, Nashville, Tennessee 37215.

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 Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 29th day of June, 2022, by the undersigned.

**RACHEL DEVRIES**

**ANDREW R. DE VRIES**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **RACHEL DEVRIES and ANDREW R. DE VRIES,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 29th day of June, 2022.

NOTARY PUBLIC
My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-19-2025

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

**AFFIANT**

Subscribed and sworn to before me this 29th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-19-2025