THIS INSTRUMENT PREPARED BY AND RETURN TO:
EVANS PETREE PC
C. MICHAEL ADAMS, JR.
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120
(901) 525-6781
madams@evanspetree.com

Karen Johnson Davidson County
Batch# 895269 DEEDWARR
07/28/2022 10:34:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220728-0086079

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, BRENDA JOANNE THAKKAR, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto BRENDA J. THAKKAR, Trustee of the BDT LIVING TRUST dated July 26, 2022, hereinafter called the Grantee, and said Trustee's successors, heirs and assigns, all of Grantor's undivided interest in and to tracts or parcels of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

SEE ATTACHED EXHIBIT "A"

This real property being all or part of the property conveyed to Grantor by deed of record instrument number 20160624-0064894 in the Register's Office of Davidson County, Tennessee.

This real property is being conveyed subject to Subdivision Restrictions, Building Lines, and Easements of record in the Register's Office of Davidson County, Tennessee. This real property is unencumbered except for 2022 City of Nashville and 2022 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor states that the purpose of this Deed is to transfer the entire right, title and interest of Grantor in and to said real property to the BDT LIVING TRUST dated July 26, 2022. The Trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

WITNESS the Grantors' hands in Memphis, Tennessee on this 26 day of July, 2022.

Brenda J. Thakkar

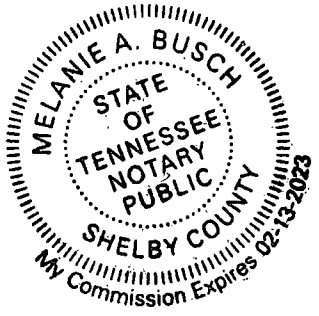
BRENDA J. THAKKAR

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared BRENDA JOANNE THAKKAR, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand this 26th day of July, 2022.

(SEAL)



Melanie A. Busch
NOTARY PUBLIC

New Owner Name and Address: Brenda J. Thakkar, Trustee of the BDT Living Trust 198 North White Station Road Memphis, TN 38117	Mail Tax Notice to: Brenda J. Thakkar, Trustee of the BDT Living Trust 198 North White Station Road Memphis, TN 38117
Property Address: 4040 Woodlawn Drive, Unit 32 Nashville, TN 37215	Parcel Id Number: 103 16 0 H 016 00CO
This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(3)(F). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(5).	

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 32, together with the appurtenant interest in the common elements of Stanford Place, a horizontal property regime established by Master Deed, of record in Book 10018, page 140, amended in Book 10058, page 623, and Instrument No. 20111107-00866922, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Brenda Joanne Thakkar by deed dated June 23, 2016 from Scott Moskovitz and wife, Cindy Moskovitz of record in Instrument No. 20160624-0064894, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, which have been prorated and assumed by Grantee. Map and Parcel No. 103 16 0 H016 00CO.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas in the Master Deed (and By-Laws) for Stanford Place, of record in Book 10018, Page 140, amended in Book 10058, page 623 and Instrument No. 20111107-0086922, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. §66-27-101, et seq.