Karen Johnson Davidson County
Batch# 895706 DEEDWARR
07/28/2022 02:23:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220728-0086251

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 **15** day of **July**, 20**22**, by and between **Thomas M. Morrissey and Mary M. Morrissey, as Trustees of the Morrissey Family Trust Dated October 4, 2005**, **("Grantor")**, party of the first part, and **Scott Royal Smith, Trustee of the 1209 Reelfoot Circle 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. 82 on the Plan of Section Two, Reelfoot of record in Plat Book 5200, Page 727, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

Commonly known as: **1209 Reelfoot Circle, Nashville, Tennessee 37214**

**BEING the same property conveyed to Thomas M. Morrissey and Mary M. Morrissey, as Trustees of the Morrissey Family Trust Dated October 4, 2005 by Quit Claim Deed from Tom Michael Morrissey (AKA Thomas M. Morrissey), dated July 31, 2019, recorded August 5, 2019 as Instrument Number 20190805-0077651, Register's Office, Davidson County, Tennessee.**

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 **1209 Reelfoot Circle 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 **Thomas M. Morrissey and Mary M. Morrissey, as Trustees of the Morrissey Family Trust Dated October 4, 2005** are lawfully seized in fee of the aforedescribed real estate; that **Thomas M. Morrissey and Mary M. Morrissey, as Trustees of the Morrissey Family Trust Dated October 4, 2005** have a good right to sell and convey the same; that the same is unencumbered, except for any and all existing easements and restrictions as shown of record not stated herein.

THE CONSIDERATION for this conveyance to a revocable trust is as follows: FIFTY ($50.00) 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.

**Thomas M. Morrissey, as Trustee of the Morrissey Family Trust Dated October 4, 2005**

**STATE OF** Florida )
.ss
**COUNTY OF** Pasco )

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Thomas M. Morrissey, as Trustee of the Morrissey Family Trust Dated October 4, 2005** 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 15 day of July, 2022

NOTARY PUBLIC, STATE OF Florida

Printed Name: Jayse Raske

My Commission Expires: 03/20/2026

JAYSE RASKE
Notary Public-State of Florida
Commission # HH 242614
My Commission Expires
March 20, 2026

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

**Mary M. Morrissey, as Trustee of the Morrissey Family Trust Dated October 4, 2005**

**STATE OF** Florida )
.ss
**COUNTY OF** Pasco )

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Mary M. Morrissey, as Trustee of the Morrissey Family Trust Dated October 4, 2005** 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 15 day of July, 2022

NOTARY PUBLIC, STATE OF Florida

Printed Name: Jayse Raske

My Commission Expires: 03/20/2026

JAYSE RASKE
Notary Public-State of Florida
Commission # HH 242614
My Commission Expires
March 20, 2026

*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: **1209 Reelfoot Circle, Nashville, Tennessee 37214**

MAIL TAX NOTICES TO:

**1209 Reelfoot Circle Trust**
1321 Upland Dr. PMB 20380
Houston, Texas, 77043

NAME AND ADDRESS OF PROPERTY OWNERS:

**1209 Reelfoot Circle 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:**

**1209 Reelfoot Circle Trust**
1100 Azie Morton Road #1105
Austin TX 78704

**MT#:**
**TAX PARCEL NO.:** **10812013000**
**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** Florida )
**COUNTY OF** Pasco ) .ss

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

**$50.00**

**Thomas M. Morrissey, as Trustee of the Morrissey Family Trust Dated October 4, 2005**

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Thomas M. Morrissey, as Trustee of the Morrissey Family Trust Dated October 4, 2005** 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 15 day of July, 2022

NOTARY PUBLIC, STATE OF Florida

Printed Name: Jayse Raske

My Commission Expires: 03/20/2024

JAYSE RASKE
Notary Public-State of Florida
Commission # HH 242614
My Commission Expires
March 20, 2026

**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 07/15/2022 (date of document).

Affiant Signature

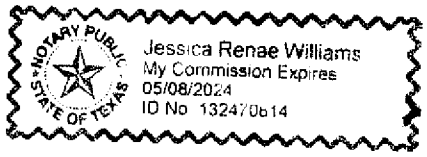
7/18/2022
Date

State of Texas

County of Travis

Sworn to and subscribed before me this 18th day of July, 2022.

Notary's Signature




MY COMMISSION EXPIRES: 5/8/2024

NOTARY'S SEAL