Karen Johnson Davidson County
Batch# 902445 DEEDWARR
08/12/2022 08:30:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0091597

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

Map & Parcel: 116 14 0 041.00

WARRANTY DEED

Property Address & New Owner:
CAROL E. CAGLE or JENNIFER LEE LOVELL,
Trustees of the CAROL E. CAGLE
REVOCABLE LIVING TRUST
205 Scotland Place
Brentwood, TN 37205

Mail Tax Statement to:
Carol E. Cagle
Jennifer Lee Lovell
205 Scotland Place
Nashville, TN 37205

The GRANTOR, **CAROL CAGLE**, 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, does hereby bargain, sell, convey, and confirm the below-described property to:

CAROL E. CAGLE or JENNIFER LEE LOVELL, Trustees of the CAROL E. CAGLE REVOCABLE LIVING TRUST, dated June 17, 2022

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

Land in Davidson County, Tennessee, being Lots Nos. 46 and 47 and the easterly 1/2 of Lot No. 48, on the map of Bellemeade Subdivision, as of record in Book 1130, page 3, Register's Office for said County.

Said lots and part of said lot adjoin and front together 150 feet on the south side of Scotland Place and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed GERALDINE NIX, CAROL CAGLE and wife, BARBARA CAGLE, by Warranty Deed of record at Deed Book 4084, Page 44 in the Register's Office for Davidson County, Tennessee. Said GERALDINE NIX died on January 28, 2006, and her Last Will and Testament was admitted for probate in the Probate Court for Davidson County, TN under Case Number 06P372. GERALDINE NIX's interest in the above-referenced property vested in BARBARA CAGLE as the sole residuary beneficiary under the Last Will and Testament of GERALDINE NIX of record at Instrument No. 20220801-0086877 in the Register's Office for Davidson County, Tennessee. Said BARBARA CAGLE died on December 30, 2021, and her interest in the property passed to CAROL CAGLE as surviving tenant by the entirety, thereby vesting title to the above-referenced property entirely in CAROL CAGLE.

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

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE 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 17th day of June, 2022, by the undersigned.

Carol E Cagle

CAROL CAGLE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **CAROL CAGLE** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of June, 2022.

Lindsay A Jones

NOTARY PUBLIC

My Commission Expires: 3-28-2026

LINDSAY A. JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-28-2026

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).

Aral E Agee

AFFIANT

Subscribed and sworn to before me this 17th day of June, 2022.

Lindsay A Jones

NOTARY PUBLIC

My Commission Expires: 3-28-2026

LINDSAY A. JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-28-2026