nson Davidson County
5456 DEEDWARR
08/19/2022 10:11:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220819-0093936

Map & Parcel: 076 09 0A 003.00

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

WARRANTY DEED

Property Address & New Owner:		Mail Tax Statement to:
CHIKITA L. PINKERTON, Trustee of the	*	Chikita L. Pinkerton
CHIKITA L. PINKERTON REVOCABLE	*	804 Chandler Grove
LIVING TRUST	*	Hermitage, TN 37076
804 Chandler Grove	*	
Hermitage, TN 37076	*	

The GRANTOR, **CHIKITA L. PINKERTON**, 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:

CHIKITA L. PINKERTON, Trustee of the CHIKITA L. PINKERTON REVOCABLE LIVING TRUST, dated August 10, 2022

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

SEE EXHIBIT "A" ATTACHED FOR COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to CHIKITA L. PINKERTON and TIMOTHY F. PINKERTON JR., wife and husband, by Warranty Deed of record at Instrument No. 20201204-0141222 in the Register's Office of Davidson County, Tennessee. Said TIMOTHY F. PINKERTON JR. died on April 28, 2022, and title to the above-referenced property passed to CHIKITA L. PINKERTON as surviving tenant by the entirety.

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 she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she 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 10th day of August, 2022, by the undersigned.

CHIKITA L. PINKERTON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

WITNESS my hand and Notarial Seal at office this 10th day of August, 2022.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: _____

My Comm. Exp. 01-19-2025

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 10th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Chandler Grove, of record in Book 7900, Page 796, Amended in Book 7900, Page 802, Surveyor's Certificate of Correction in Book 9942, Page 837, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chandler Grove, as recorded in Plat Book 7900, Page(s) 802, Surveyor's Correction in Book 9942, Page 837.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat Chandler Grove, as recorded in Plat Book 7900, Page(s) 796.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9480, Page 4.

Easement recorded in Book 1104, Page 400.

This is improved property located at 804 Chandler Grove Hermitage TN 37076