Karen Johnson Davidson County
Batch# 912750 DEEDWARR
09/06/2022 11:40:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220906-0099820

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste 402
Brentwood, TN 37027

Tax Parcel # 104-14-0-006.00

WARRANTY DEED

Owner & Property Address:
SARAH F. GARDIAL, Trustee,
SARAH F. GARDIAL REVOCABLE LIVING TRUST
JEFFREY L. GLEESON, Trustee,
JEFFREY L. GLEESON REVOCABLE LIVING TRUST
3600 Valley Vista Road
Nashville, TN 37025

Mail Tax Statement to:
Sarah Gardial and Jeffrey Gleeson
3600 Valley Vista Road
Nashville, TN 37205

The GRANTOR, SARAH F. GARDIAL, Trustee of THE SARAH F. GARDIAL REVOCABLE LIVING TRUST, dated November 4, 2011, does hereby bargain, sell, remise, release, and convey grantor's right, title, and interest in and to the below-described property to SARAH F. GARDIAL and JEFFREY L. GLEESON, wife and husband, to create a tenancy by the entirety and together they as GRANTORS do transfer to:

SARAH F. GARDIAL, Trustee,
SARAH F. GARDIAL REVOCABLE LIVING TRUST dated November 4, 2011; and

JEFFREY L. GLEESON, Trustee,
JEFFREY L. GLEESON REVOCABLE LIVING TRUST dated October 14, 2016.

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

Being Lot No. 23 In Block A, as Shown on The Plan of Bellwood subdivision. Of Record in Book 547, Pages 149 and 150 of Register's Office of Davidson County, Tennessee.

Said Lot 23 Fronts 60 Feet on the Easterly Side of Valley Vista Road, or Saratoga Drive and Extends Back on the North 127.57 Feet to a Dead Line and on the South 130.45 Feet to a Dead Line, Measuring 65 Feet on the Said Dead Line.

Being the same property conveyed to party of the first part by Warranty Deed of record as Instrument Number 20200206-0013946 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions of record; all easements of record; all visible easements; all matter appearing on the plan of record and all governmental and zoning regulations in the Register's Office of Davidson County, Tennessee.

This conveyance is intended to create and preserve a relationship as tenants by the entireties pursuant to Tennessee Code Annotated Title 35, Chapter 15.

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 here 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 will warrant and 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 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.

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).

IN TESTIMONY WHEREOF, this instrument has been executed this 4th day of August, 2022, by the undersigned.

SARAH F. GARDIAL, Trustee

JEFFREY L. GLEESON, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared SARAH F. GARDIAL, Trustee, and JEFFREY L. GLEESON, Trustee, 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 4th day of August, 2022.

L. GAINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

NOTARY PUBLIC

My Commission Expires: My Comm. Exp. 5-8-2023

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).