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

Map-Parcel Number: 180-04-0B-007.00-CO

Karen Johnson Davidson County
Batch# 916919 DEEDWARR
09/15/2022 09:13:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220915-0102801

WARRANTY DEED

Owner & Property Address:
ALAN W. MOLTZ, Trustee,
ALAN W. MOLTZ LIVING TRUST
3024 Brookview Forest Dr.
Nashville, TN 37211

Mail Tax Statement to:
SWBC Mortgage
P.O. 77404
Ewing, NJ 08628

The GRANTOR, ALAN W. MOLTZ, 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, remise, release, and convey grantor's right, title, and interest in and to the below-described property to:

ALAN W. MOLTZ, Trustee,
ALAN W. MOLTZ LIVING TRUST, dated September 28, 2007.

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

BEING Lot No. 7 on the Plan of Final Plat of Brookview Forest, Phase I of record in Plat at Instrument No. 20030716-0099526, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to the party of the first part by Warranty Deed of record as Instrument Number 20211011-0136051 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

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 here covenant with said Trustee 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 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 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 16th day of August, 2022, by the undersigned.

ALAN W. MOLTZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared ALAN W. MOLTZ 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 16th day of August, 2022.

NOTARY PUBLIC

KATINA H. GAINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 5-8-2023

My Commission Expires: _____

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