Karen Johnson Davidson County
Batch# 920652 DEEDWARR
09/23/2022 09:13:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20220923-0105674

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

Map & Parcel: 159 13 0A 001.00

WARRANTY DEED

Property Address & New Owner:
RYAN E. MCCLUSKEY or
NICHOLE M. MCCLUSKEY, Trustees of the
MCCLUSKEY REVOCABLE LIVING TRUST
5900 River Oaks Road
Brentwood, TN 37027

Mail Tax Statement to:
Ryan E. McCluskey
Nichole M. McCluskey
5900 River Oaks Road
Brentwood, TN 37027

The **GRANTORS, RYAN EDWARD MCCLUSKEY and wife, NICHOLE MCCLUSKEY,** as tenants by the entirety, 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, do hereby bargain, sell, convey, and confirm the below-described property to:

RYAN E. MCCLUSKEY or NICHOLE M. MCCLUSKEY, Trustees of the MCCLUSKEY REVOCABLE LIVING TRUST, dated September 14, 2022

The MCCLUSKEY REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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 RYAN EDWARD MCCLUSKEY and wife, NICHOLE MCCLUSKEY, by Warranty Deed of record at Instrument Number 20210615-0058024 in the Register's Office of 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 Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby 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 warrant and will 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 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 14th day of September, 2022, by the undersigned.

RYAN EDWARD MCCLUSKEY

NICHOLE MCCLUSKEY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **RYAN EDWARD MCCLUSKEY** and **NICHOLE MCCLUSKEY,** 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 14th day of September, 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 14th day of September, 2022.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2024

EXHIBIT "A"

Being described as Unit A, along with the Limited Common Element for Unit A as shown on the Plat for the Horizontal Property Regime known as 5900 River Oaks Road Commons, being part of Tax Map 159, Parcel 131, located in the 34th Council District, Nashville, Davidson County, Tennessee, the said plat being dated June 21, 2019, and being Exhibit C to the Master Deed and Declaration of Covenant and Restriction for 5900 River Oaks Road Commons of record as Instrument #20190703-0065296, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and will be the sole responsibility of the Grantees for payment thereof when they become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. An easement for right of way purposes of record in Book 8045, Page 668, said Register's Office.
4. Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20190703-0065296, said Register's Office.

This property is known as improved property located at 5900 River Oaks Road, Brentwood, Tennessee 37027.