Karen Johnson Davidson County
Batch# 932518 DEEDWARR
10/21/2022 01:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221021-0114886

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Victoria Lynn Mingus, as Trustee, Affiant

Subscribed and sworn to before me,
this 21st day of October, 2022.

Notary Public
My Commission Expires: 5/5/2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Donald Louis Mingus and Victoria Lynn Mingus, Co-Trustees of the Donald and Victoria Mingus Revocable Trust 1785 Forsyth Park Drive Brentwood, TN 37027	Donald L. Mingus and Victoria L. Mingus, Co-Trustees of the Donald and Victoria Mingus Revocable Trust 1785 Forsyth Park Drive Brentwood, TN 37027	093 06 1J 062.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **DONALD L. MINGUS and wife, VICTORIA L. MINGUS,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **DONALD LOUIS MINGUS and VICTORIA LYNN MINGUS, as Co-Trustees of the DONALD AND VICTORIA MINGUS REVOCABLE TRUST under agreement dated October 21, 2022** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium apartment known as Unit No. 1315 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed from Donald L. Mingus to Donald L. Mingus and Victoria L. Mingus, as tenants by the entirety, by a Deed Creating Tenancy by the Entirety dated October 21, 2022, of record as Instrument No. 20221021-0114834, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

This is improved property commonly known as 415 Church Street, Unit 1315, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 21st day of October, 2022.

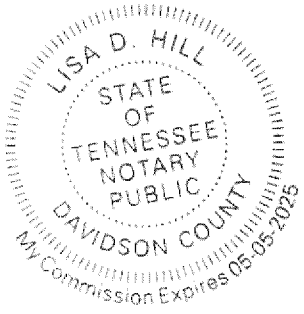
DONALD L. MINGUS

VICTORIA L. MINGUS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD L. MINGUS** and **VICTORIA L. MINGUS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 21st day of October, 2022.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/21/2022.

10/21/2022
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of October, 2022.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

