DEED

THIS DEED made and entered into this the 29th day of April, 2022, by and between **MICHAEL C. DAVIS**, a single individual, with an address of 2714 Mashburn Rd, Nashville, TN 37210, Party of the First Part, and the **DAVIS FAMILY DYNASTY TRUST U/T/A DATED THE 29th day of April, 2022, MICHAEL C. DAVIS, TRUSTEE**, with an address of 2714 Mashburn Rd, Nashville, TN 37210, Party of the Second Part. The in-care tax mailing address for the current year is c/o **MICHAEL C. DAVIS, TRUSTEE, DAVIS FAMILY DYNASTY TRUST U/T/A DATED THE 29th day of April, 2022,** with an address of 2714 Mashburn Rd, Nashville, TN 37210.

WITNESSETH:

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and the love and affection the Party of the First Part has for the Party of the Second Part, which is hereby acknowledged by the Party of the First Part, the Party of the First Part does hereby bargain and convey in fee simple, unto the Party of the Second Part, its heirs and assigns forever, the following described property in Davidson County, Tennessee, to-wit provided, however, the Party of the First Part does expressly retain a life estate in said real property for himself for his natural life:

See Exhibit A.

> Being the same property conveyed to Michael C. Davis, and Brenda S. Davis, husband and wife, (Brenda S. Davis passed away on November 10, 2003) by Madel Davis, unmarried, by deed dated the 10th day of March 1986, and lodged of record at Deed Book 6802, Page 92 in the Davidson County Clerk's Office.

TO HAVE AND TO HOLD the above-described property together with all appurtenances and privileges thereunto belonging unto the Party of the Second Part, its heirs and assigns forever subject to the reservation of the life estate reserved by Party of the First Part herein.

Karen Johnson Davidson County
Batch# 935534 DEEDWARR
10/31/2022 09:10:05 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221031-0117112

Said Party of the First Part does hereby release and relinquish unto said Party of the Second Part, its heirs and assigns forever, all his right, title and interest in and to said property, including all exemptions allowed by law **except to the extent of the life estate retained by the Party of the First Part detailed herein**, and said Party of the First Part does hereby covenant to and with the said Party of the Second Part, its heirs and assigns forever, that he is lawfully vested of a good fee simple title to said property and has a good and lawful right to convey the same as herein done, and that said property is free and clear of all encumbrances of whatsoever nature and that said Party of the First Part will warrant generally the title thereto, provided however, this property is conveyed subject to the easements, conditions, and restrictions, now of record in the aforesaid Clerk's Office, as if set out at length herein, and all taxes upon property shall be pro-rated as of date hereof and subject to the life estate expressly reserved by the Party of the First Part as detailed herein.

The Grantor and the Grantee do hereby sign this deed stating it is made by gift with nominal consideration and the Fair Market Value of the real property is listed below. The Grantor and the Grantee state that this conveyance is exempt from transfer tax pursuant to Tenn. Code Ann. 67-4-409(f) and the estimated fair cash value of the real property is $186,800.00.

IN WITNESS WHEREOF the Grantor and Grantee have executed this instrument the day and year first above written.

PARTY OF THE ~~FIRST~~ PART/GRANTOR:

Michael C. Davis

MICHAEL C. DAVIS

PARTY OF THE SECOND PART/GRANTEE:

By: Michael C. Davis

MICHAEL C. DAVIS, TRUSTEE, DAVIS FAMILY DYNASTY TRUST U/T/A DATED THE 29th day of April, 2022

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed and Consideration Certificate were subscribed, sworn to and acknowledged before me this 29th day of April, 2022, by **MICHAEL C. DAVIS**, Party of the First Part/Grantor.

(SEAL)

DUSTIN C. BEARD NOTARY PUBLIC ID NO. 618015 MY COMMISSION EXPIRES 3/18/2023 STATE AT LARGE, KY.

J

NOTARY PUBLIC, STATE OF KY
My commission expires: 3/18/23

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed and Consideration Certificate were subscribed, sworn to and acknowledged before me this 29th day of April, 2022, by **MICHAEL C. DAVIS, TRUSTEE, DAVIS FAMILY DYNASTY TRUST U/T/A DATED THE 29th day of April, 2022,** Party of the Second Part/Grantee.

(SEAL)

DUSTIN C. BEARD NOTARY PUBLIC ID NO. 618015 MY COMMISSION EXPIRES 3/18/2023 STATE AT LARGE, KY.

J

NOTARY PUBLIC, STATE OF KY
My commission expires: 3/18/23

Exhibit A.

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Madel Davis by deed from Edgar Turrentine and wife, Willomina Turrentine of record in Book 2646, page 213, Register's Office for Davidson County, Tennessee.

Map & Parcel: 119 11 0 053.00

Estate Planning Documents Prepared by:

Dustin C. Beard, Esq.
Goeing, Goeing & McQuinn, PLLC
300 E. Main St., Ste. 150
Lexington, Ky 40507