Karen Johnson Davidson County
Batch# 936668 DEEDWARR
11/01/2022 03:01:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221101-0117990

THIS INSTRUMENT PREPARED BY AND RETURN TO:
EVANS PETREE PC
C. MICHAEL ADAMS, JR.
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120
(901) 525-6781
madams@evanspetree.com

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JEANNE F. MERCER, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto JEANNE F. MERCER, Trustee of the JEANNE MERCER LIVING TRUST dated October 28, 2022, hereinafter called the Grantee, and said Trustee's successors, heirs and assigns, all of Grantor's undivided interest in and to tracts or parcels of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 390 on the Plan of Hillwood Estates, Section 15 of record in Plat Book 2900, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 390 fronts 180 feet on the Westerly margin of Post Road and extends back 227.33 feet on the Northerly line and 225.76 feet on the Southerly line to a dead line in the rear, measuring 180 feet thereon.

This real property being all or part of the property conveyed to Grantor by deed of record instrument number 20150616-00572559 in the Register's Office of Davidson County, Tennessee.

This real property is being conveyed subject to all matters shown on Plan of record in Plat Book 2900, Page, 117, Subdivision Restrictions, Building Lines, and Easements of record in the Register's Office of Davidson County, Tennessee. This real property is unencumbered except for 2022 City of Nashville and 2022 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized

and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor states that the purpose of this Deed is to transfer the entire right, title and interest of Grantor in and to said real property to the JEANNE MERCER LIVING TRUST dated October 28, 2022. The Trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

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).

WITNESS the Grantors' hands in Memphis, Tennessee on this 28th day of October, 2022.

JEANNE F. MERCER

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared JEANNE F. MERCER, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand this 22nd day of October, 2022.

(SEAL)

C. MICHAEL ADAMS JR. TENNESSEE NOTARY PUBLIC My Comm Exp. 06/17/2026 COUNTY OF SHELBY

NOTARY PUBLIC

New Owner Name and Address: Jeanne F. Mercer, Trustee of the Jeanne Mercer Living Trust 5955 Post Road Nashville, TN 37205	Mail Tax Notice to: Jeanne F. Mercer, Trustee of the Jeanne Mercer Living Trust 5955 Post Road Nashville, TN 37205
Property Address: 5955 Post Road Nashville, TN 37205	Parcel Id Number: 116-13-0-072.00
This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(3)(F). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(5).	