Karen Johnson Davidson County
Batch# 943234 DEEDWARR
11/21/2022 10:35:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221121-0123082

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

Map & Parcel: 120 00 0 030.00

WARRANTY DEED

Property Address & New Owner:
CONNIE C. NEELY, Trustee of the
CARNELLE C. NEELY
REVOCABLE LIVING TRUST
921 Currey Road
Nashville, TN 37217

Mail Tax Statement to:
Connie C. Neely
921 Currey Road
Nashville, TN 37217

The **GRANTOR, CARNELLE C. NEELY**, 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, convey, and confirm the below-described property to:

CONNIE C. NEELY, Trustee of the CARNELLE C. NEELY REVOCABLE LIVING TRUST, dated March 8, 2017

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

A tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of lot No. 2 on the Map showing subdivision of the Ben F. Turbeville Estate, as of record in book 547, page 143, Register's Office for said County, being tract No. 3 described according to a survey made by Z. J. Wilkinson, Surveyor, April 2, 1954, as follows:

Beginning on the westerly margin of Currey Road 116.6 feet south of the southerly margin of the property conveyed to P. Henry Wade by deed from John C. Massie and wife, of record in book 1040, page 277, said Register's Office, being the corner of tracts Nos. 3 and 4; thence with the line between said two tracts westwardly 338.5 feet to the center of Mill Creek; thence with the center of same south 4° 30' east 109 feet to the corner of tracts Nos. 2 and 3; thence with the line between said two tracts eastwardly 386 feet to the westerly margin of said Currey Road; thence with same northwardly 100 feet to the beginning.

Being the same property conveyed to ERNEST R. NEELY, JR. and wife, CARNELLE C. NEELY, by Installment Deed of record in Book 2279, Page 502 in the Register's Office of Davidson County, Tennessee. Said ERNEST R. NEELY, JR. died on February 9, 2019, and property passed to CONNIE NEELY as surviving tenant by the entirety.

This conveyance is made subject to all restrictions of record in Book 888, page 102, Register's Office for 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 Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will 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 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 9th day of November, 2022, by the undersigned.

Carnelle C. Neely

CARNELLE C. NEELY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **CARNELLE C. NEELY**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of November, 2022.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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)(1)(C)(vi).

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).

Richard D. Arnold

AFFIANT

Subscribed and sworn to before me this 9th day of November, 2022.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025