This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, Oklahoma 74105

Taxes To:
2712 North Highlands Drive
Nashville, Tennessee 37221

Karen Johnson Davidson County
Batch# 958058 DEEDWARR
01/05/2023 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230105-0000950

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, Larry Geoghagan and Brenda Geoghagan, husband and wife, whose address is: 2712 North Highlands Drive, Nashville, Tennessee 37221
for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee,
Larry Geoghagan and Brenda Geoghagan Trustees of the Geoghagan Protection Trust dated January 3, 2023 (referred to herein as "Grantee" whether one or more).
whose address is: 2712 North Highlands Drive, Nashville, Tennessee 37221

Legal description attached hereto and made a part hereof as Exhibit "A"

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Instrument No. 20130426-0041465 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on January 3, 2023

Larry Geoghagan, GRANTOR

Brenda Geoghagan, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Geoghagan and Brenda Geoghagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this January 3, 2023.

Notary
My commission expires:

My Commission Expires
January 11, 2026

STATE OF TENNESSEE

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Larry Geoghagan, AFFIANT

Brenda Geoghagan, AFFIANT

Sworn to and subscribed before me this January 3, 2023.

Notary

My commission expires: My Commission Expires January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 142 16 0C 012.00

Property Address:
2712 North Highlands Drive, Nashville, Tennessee 37221

Name and Address of the Property Owner:
Larry Geoghagan and Brenda Geoghagan
2712 North Highlands Drive, Nashville, Tennessee 37221

Name and Address of the Persons or Entity Responsible for Taxes:
Larry Geoghagan and Brenda Geoghagan
2712 North Highlands Drive, Nashville, Tennessee 37221

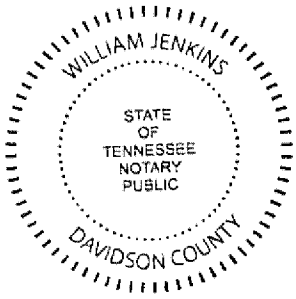


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Devon Highlands, Phase 1, of record in Book 7900, page 428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Martha E. Carter, Trustee of the Martha E. Carter Living Trust, established by the Revocable Trust Agreement of Martha E. Carter, dated December 6, 2010, as recorded in Instrument No. 20101214-0099360, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Martha Weaver Carter by quitclaim deed from David R. Carter dated the 3rd day of October, 2006, as recorded in Instrument No. 20061003-0122748, and being the same property conveyed to David R. Carter and wife, Martha Weaver Carter in deed of record in Book 10409, page 526, and further being the same property conveyed to David R. Carter by deed of record in Book 8977, page 925, all of record in the Register's Office for Davidson County, Tennessee.

The Martha E. Carter Living Trust was restated October 29, 2012 and is now known as the Martha Weaver Harris Living Trust, Martha W. Harris, Trustee.

Tennessee Certification of Electronic Document

I Savain Fordlle, 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 Jan. 3, 2023 (date of document)

X Savain Fordlle
Affiant Signature

1 | 03 | 2023
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 03rd day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires January 11, 2026

NOTARY'S SEAL

