Karen Johnson Davidson County
Batch# 960387 DEEDWARR
01/12/2023 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230112-0002589

WARRANTY DEED

MAIL RECORDED DEED TO:

ASHLEY LAUREANO
DORCEY LAW FIRM, PLC
10181 SIX MILE CYPRESS PARKWAY
SUITE C
FORT MYERS, FL 33966

OWNER (SEND TAX BILLS TO):

STEVEN W. BISHOP, TRUSTEE
WANDA A. BISHOP, TRUSTEE
6640 PLANTATION PINES
FORT MYERS, FL 33966

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVE BISHOP and WANDA ANN BISHOP, husband and wife (herein, "Grantor"), whose address is 6640 Plantation Pines, Fort Myers, FL 33966, hereby sells, transfers and conveys to STEVEN W. BISHOP AND WANDA A. BISHOP, TRUSTEES, or any successors in trust, under the BISHOP FAMILY LIVING TRUST dated July 30, 2013 and any amendments thereto (herein, "Grantee"), whose address is 6640 Plantation Pines, Fort Myers, FL 33966, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6374 Ivy Street, #1, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 090120z00100c0

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 1 day of Dec, 2022

GRANTOR:

Steven W. Bishop
Steve Bishop

STATE OF FL.
COUNTY OF Lee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Steve Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of Dec, 2022

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-9-26

LINDA J. DANIELS
MY COMMISSION # HH 237719
EXPIRES: March 9, 2026

GRANTOR:

Wanda Bishop
Wanda Ann Bishop

STATE OF FL.
COUNTY OF Lee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Wanda Ann Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of Dec, 2022

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-9-26

LINDA J. DANIELS
MY COMMISSION # HH 237719
EXPIRES: March 9, 2026

OATH OF CONSIDERATION

STATE OF FL
COUNTY OF Lee

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Grantee:

Bishop Family Living Trust dated July 30, 2013

Steven W. Bishop

Steven W. Bishop, Trustee

Subscribed and sworn to under oath before me, this 1 day of Dec, 20 22 by Steven W. Bishop, as Trustee of Bishop Family Living Trust dated July 30, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-9-24

LINDA J. DANIELS
MY COMMISSION # HH 237719
EXPIRES: March 9, 2026

Grantee:

Bishop Family Living Trust dated July 30, 2013

Wanda Bishop

Wanda A. Bishop, Trustee

Subscribed and sworn to under oath before me, this 1 day of Dec, 20 22 by Wanda A. Bishop, as Trustee of Bishop Family Living Trust dated July 30, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-9-24

LINDA J. DANIELS
MY COMMISSION # HH 237719
EXPIRES: March 9, 2026

EXHIBIT A

[Legal Description]

A certain unit located in Davidson County, Tennessee, being known and designated as Unit C established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 6374 Ivy Street, II, a Horizontal Property Regime, of record in Instrument Number 20181121-0114736, amended in Instrument Number 20200324-0032001, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20200601-0056190, on June 1, 2020.

PIN NO: 090120z00100c0

STREET ADDRESS:

6374 Ivy Street, #1, Nashville, TN 37209

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.