Karen Johnson Davidson County
Batch# 962470 DEEDWARR
01/19/2023 01:46:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230119-0004457

THIS DOCUMENT PREPARED BY BRIAN S. SHELTON Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, Tennessee 37215	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:

Martin Edward Dodson and Candace Johnston Dodson, Co-Trustees of the Marty and Candy Dodson Residence Trust dated January 11, 2023
1405 Monetta Avenue
Nashville, TN 37216

Send Tax Bills to:

Same

Map-Parcel Numbers

072 10 0O 002.00CO

WARRANTY DEED

KNOW ALL PERSONS by these presents that **Martin E. Dodson and Candace Dodson, husband and wife** (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcel of real property, hereby transfer and convey unto, **Martin Edward Dodson and Candace Johnston Dodson, Co-Trustees of The Marty and Candy Dodson Residence Trust dated January 11, 2023**, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the matters set forth on Exhibit A, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as they may be amended and supplemented), easements, utility easements, or right of ways for public utilities that appear in the appropriate public record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said real property, have a good right to convey

it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS my hand this 11th day of January, 2023.

Martin E. Dodson

Candace Dodson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin E. Dodson and Candace Dodson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of January, 2023.

Notary Public

My Commission Expires: 7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit B of Scott Estates, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Scott Estates, a Horizontal Property Regime with Private Elements of record and Instrument Number 20150724–0072746, Registers office, Davidson County Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Scott Estates, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument number 20150724–0072746, and Bylaws appended there two as Exhibit "C", said Registers Office, are incorporated here by reference and made a part here of the same as though copied here in for a more complete identification and description of said Unit.

Being the same property conveyed to Martin E. Dodson and Candace Dodson, husband and wife, by deed dated August 15, 2016, filed of record as Instrument Number 20160826-0089435, said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following:

1. Any and all building and zoning regulations of City, County and State.
2. Any and all easements which may affect the within described property.

This is improved property known as 1405 Monetta Avenue, Nashville, TN 37216.