Karen Johnson Davidson County
Batch# 969291 DEEDWARR
02/09/2023 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230209-0009631

NAME AND ADDRESS OF OWNER:	PREPARED BY:
Margaret Ann Bailey, Trustee 4300 Brackenwood Drive Old Hickory, TN 37138	John H. Baker III, Attorney at Law PO Box 10556 222 Heritage Park Drive, Suite 104 Murfreesboro, TN 37129 (615) 896-5621
SEND TAX BILLS TO: Margaret Ann Bailey, Trustee 4300 Brackenwood Drive Old Hickory, TN 37138	Map/Parcel: 064 09 0 173.00

THIS DOCUMENT IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENNESSEE CODE SECTION 67-4-409(a)(3)(F), FOR TRANSFERS OF REAL ESTATE TO GRANTOR'S REVOCABLE LIVING TRUST.

WARRANTY DEED TO GRANTOR'S REVOCABLE LIVING TRUST

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Margaret Ann Bailey,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Margaret Ann Bailey, Trustee of the Margaret Ann Bailey Living Trust, dated February 7, 2023, and any amendments thereto,** hereinafter called the Grantee, her successors and assigns, a certain parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, TN, BEING Lot No. 13 on the Plan of SOUTHFORK, SECTION ONE, of record in Book 6250, Pages 384 and 385, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subject to taxes for the year 1993 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of CTX mortgage Company (now being with STM Mortgage Company) of record in Book 7335, page 488, Register's Office for Davidson County, Tennessee, which the Grantee hereby agrees to assume and pay.

Being the same property conveyed to Margaret Ann Bailey by warrant deed of record in Book 9016, page 65, Register's Office of Davidson County, TN.

This property is known as 4300 Brackenwood Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as noted herein. Grantor does further covenant and bind Grantor, Grantor's heirs, successors and representatives, to warrant and

forever defend the title to said land to said Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

The aforesaid Margaret Ann Bailey Living Trust was executed and established by Margaret Ann Bailey, as Grantor and Trustee, on February 7, 2023, and said trust is validly in existence at the time of the execution of this deed. Margaret Ann Bailey is the sole currently serving Trustee of said trust. This trust is revocable during the lifetime of the Grantor.

This deed was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

IN WITNESS WHEREOF, the undersigned, Margaret Ann Bailey, has hereunto set her hand this the 7th day of February, 2023.

Margaret Ann Bailey

Margaret Ann Bailey, Grantor

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and county, the within named, **Margaret Ann Bailey**, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 7 day of February, 2023.

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 07/02/2024

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 2/7/23. (Date of Document)

Affiant Signature

Date: 2/9/23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 9 day of February, 2023

Notary Public

My Commission Expires: 7/20/25

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD