This Instrument Prepared By:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Karen Johnson Davidson County
Batch# 973259 DEEDWARR
02/22/2023 12:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230222-0012536

Taxes To:
Antony W. & Sherry A. Clifton
1813 Bunting Way Drive
Hermitage, TN 37076

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor,
Tony W. Clifton and Sherry A. Clifton, husband and wife,
whose address is: **1813 Bunting Way Drive, Hermitage, Tennessee 37076**
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,
Antony W. Clifton and Sherry A Clifton Trustees of the Antony W. Clifton and Sherry Clifton Oath Protection Trust dated January 10, 2023
whose address is: **1813 Bunting Way Drive, Hermitage, Tennessee 37076**
the following tract of land situated in Davidson County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 136, PHASE 2, SECTION A, BRIDGEWATER, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20061207-0151485, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE MADE SUBJECT TO:

ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20061207-0151485; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20051024-0128043; CHARTER FOR BRIDGEWATER MASTER ASSOCIATION OF RECORD IN INSTRUMENT NO. 20060223-0021110; EASEMENTS OF RECORD IN BOOK 1291, PAGE 99 AND INSTRUMENT NO. 20060120-0008000 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Instrument 20130034879 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(a)(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on January 24, 2023

Tony W. Clifton, GRANTOR

Sherry A. Clifton, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tony W. Clifton and Sherry A. Clifton, 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 24, 2023.

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

William Jenkins, NOTARY

My commission expires: My Commission Expires January 11, 2026

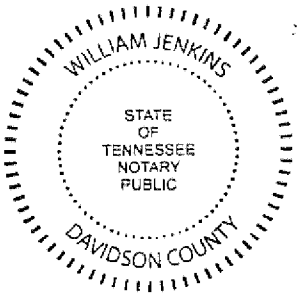
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Tony W. Clifton, AFFIANT

Sherry A. Clifton, AFFIANT

Sworn to and subscribed before me this January 24, 2023.



William Jenkins, NOTARY

My commission expires: _____

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 098 06 0A 152.00

Property Address:
1813 Bunting Way Drive
Hermitage, Tennessee 37076

Name and Address of the Property Owner:
Tony W. Clifton and Sherry A. Clifton
1813 Bunting Way Drive
Hermitage, Tennessee 37076

Name and Address of the Persons or Entity Responsible for Taxes:
Tony W. Clifton and Sherry A. Clifton
1813 Bunting Way Drive
Hermitage, Tennessee 37076

Tennessee Certification of Electronic Document

I, Sarah Fordlu, 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 February 21, 2023 (date of document).

Sarah Fordlu
Affiant Signature

02/21/2023
Date

State of TENNEESSE

County of WILLIAMSON

Sworn to and subscribed before me this 21ST day of FEBRUARY, 2023.

Notary's Signature

My Commission Expires
January 11, 2026

MY COMMISSION EXPIRES:

NOTARY'S SEAL

