Karen Johnson Davidson County
Batch# 977932 DEEDWARR
03/07/2023 11:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230307-0016292

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Allen McDonald

Allen Clayton McDonald, as Co-Trustee, Affiant

Subscribed and sworn to before me,
this 7th day of March, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Allen Clayton McDonald and Carolyn Cole McDonald, Co-Trustees of the Allen and Carolyn McDonald Revocable Trust under agreement dated March 7, 2023 3821 Whitland Avenue Nashville, TN 37205	Allen Clayton McDonald and Carolyn Cole McDonald, Co-Trustees of the Allen and Carolyn McDonald Revocable Trust under agreement dated March 7, 2023 3821 Whitland Avenue Nashville, TN 37205	103-16-0-101

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **ALLEN C. MCDONALD and wife, CAROLYN C. MCDONALD** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ALLEN CLAYTON MCDONALD and CAROLYN COLE MCDONALD, as Co-Trustees of the ALLEN AND CAROLYN MCDONALD REVOCABLE TRUST under agreement dated March 7, 2023** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being the westerly 60 feet of Lot 3, Block E, on the Plan of the Whitland Realty Company's Subdivision, as of record in Plat Book 332, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said westerly part of Lot No. 3 fronts 60 feet on the northerly side of Bowling Avenue, or Whitland Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed from Walter M. Robinson to Allen C. McDonald and wife, Carolyn C. McDonald, by Warranty Deed dated April 4, 2012, recorded as Instrument Number 20120418-0033177, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. An Open-End Deed of Trust of record as Instrument Number 20180817-0081554, Register's Office for Davidson County, Tennessee, given by Allen C. McDonald and wife, Carolyn C. McDonald, to CapStar Bank.
2. Matters shown on the Plan of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3821 Whitland Avenue, Nashville, Tennessee 37205.

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 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 otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 7th day of March, 2023.

ALLEN C. MCDONALD

CAROLYN C. MCDONALD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLEN C. MCDONALD** and **CAROLYN C. MCDONALD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 7th day of March, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 March 7, 2023.

3/7/2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of March, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

