NAME AND ADDRESS	PREPARED BY:
Cherry A. Lingbawan, Tr 5565 Saddlewood Lane Brentwood, TN 37027	H. Baker III, Attorney at Law Box 10556 Heritage Park Drive, Suite 104 freesboro, TN 37129) 896-5621
SEND TAX BILLS TO: Cherry A. Lingbawan, Trustee 5565 Saddlewood Lane Brentwood, TN 37027	p/Parcel: 171 12 OA 014.00

Karen Johnson Davidson County
Batch# 982213 DEEDWARR
03/20/2023 08:32:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230320-0019626

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 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, **Cherry A. Lingbawan,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cherry A. Lingbawan, Trustee of the Cherry Lingbawan Living Trust dated February 2, 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. 14 on the Plan of Section One Addition to Brelan Park at Saddlewood, of record in Book 7900, page 788, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Antonio A. Lingbawan and wife, Cherry A. Lingbawan, by warranty deed of record in Book 9752, Page 638, Register's Office for Davidson County, TN. Antonio A. Lingbawan and Cherry A. Lingbawan were married at the time they acquired title to the above-described property and remained continuously married without interruption until the death of Antonio A. Lingbawan on January 9, 2012. Upon the death of Antonio A. Lingbawan, Cherry A. Lingbawan became the sole owner in fee simple of the said property as the survivor of their tenancy by the entirety in the said property.

This conveyance is subject to the following: all matters appearing on the plan of record in Book 7900, page 788; Declaration of covenants, conditions and restrictions of record in Book 8891, page 850, supplemented in Book 9462, page 398, amended and restated in Book 9480, page 387; By-Laws in Book 8891, page 869; Codes Administration agreement in Book 6012, page 981; Easement in Book 7883, page 311; Application for Greenbelt Assessment in Book 8886, page 794 & Book 8886, page 793; all of record in the Register's office for Davidson County, Tennessee.

This is improved property known as 5565 Saddlewood Lane, Brentwood, TN 37027.

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 Cherry Lingbawan Living Trust was executed and established by Cherry A. Lingbawan, as Grantor and Trustee, on February 2, 2023, and said trust is validly in existence at the time of the execution of this deed. This trust is a revocable trust 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, Cherry A. Lingbawan, has hereunto set her hand this the 2nd day of February, 2023.

Cherry A. Lingbawan, Grantor

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and county, the within named, **Cherry A. Lingbawan**, 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 2 day of February, 2023.

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

NOTARY PUBLIC
My Commission Expires: 07/02/2024