THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 984192 DEEDWARR
03/23/2023 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230323-0021177

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.

MARY HILLIARD HARRINGTON, as Trustee,
Affiant

Subscribed and sworn to before me,
this 22nd day of March, 2023.

Notary Public
My Commission Expires: 7-7-2025

WILLIAM D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Mary Hilliard Harrington, Trustee of the Mary Hilliard Harrington Revocable Trust u/a dated March 22, 2023 1040 Lynnwood Boulevard Nashville, TN 37215	Mary Hilliard Harrington, Trustee of the Mary Hilliard Harrington Revocable Trust u/a dated March 22, 2023 1040 Lynnwood Boulevard Nashville, TN 37215	144 02 0 014 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **MARY HILLIARD HARRINGTON,** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **MARY HILLIARD HARRINGTON, as Trustee of the MARY HILLIARD HARRINGTON REVOCABLE TRUST under agreement dated March 22, 2023**, its successors and assigns (the "Grantee"), my entire undivided interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 20 on the Plan of Chickering Hills, Section I, of record in Book 2331, page 8, Register's Office for said County.

Said Lot No. 20 fronts 220 feet on the easterly side of Lynwood Boulevard and runs back 324.3 feet on the northerly line and 291.5 feet on the southerly line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Mary Hilliard Harrington by Quitclaim Deed from Ryan Harrington dated October 17, 2019, and recorded as Instrument Number 20191104-0113390 in the Register's Office for Davidson County, Tennessee, as well as by a Warranty Deed from William L. Harbison and wife, Patricia B. Harbison, dated November 21, 2016 and recorded as Instrument Number 20161122-0123377 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Deed of Trust of record as Instrument Number 20200617-0063273, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated June 8, 2020 from Mary Harrington to Regions Bank d/b/a Regions Mortgage in the original principal amount of One Million Four Hundred Sixty-One Thousand Four Hundred Forty ($1,461,440.00) Dollars.
2. All matters appearing on the Plan of record as Book 2331, page 8, Register's Office for Davidson County, Tennessee.

This is improved property known as 1040 Lynnwood Boulevard, Nashville, TN 37215.

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 herein set out. Grantor does further covenant and bind herself, her 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.

WITNESS my hand this 22nd day of March, 2023.

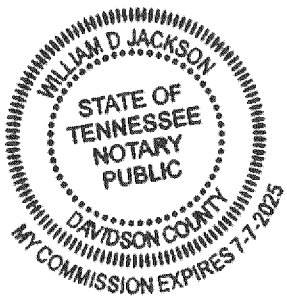
Mary Hilliard Harrington

MARY HILLIARD HARRINGTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY HILLIARD HARRINGTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 22nd day of March, 2023.



Notary Public

My Commission Expires: 7-7-2025

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 23, 2023.

3/23/2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of March, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

