Karen Johnson Davidson County
Batch# 986514 DEEDWARR
03/30/2023 08:22:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230330-0023017

Prepared by: John W. Crow, II, Attorney, 203 East 9th Street, Hopk... the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination. PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

MARTY ROBERT LITCHFIELD

TO: WARRANTY DEED

MARTY ROBERT LITCHFIELD and MARY DIANE LITCHFIELD, Trustees of the LITCHFIELD FAMILY REVOCABLE TRUST dated March 27, 2023

THIS DEED OF REALTY, executed as of the 27th day of March, 2023, by Grantor, MARTY ROBERT LITCHFIELD, a married man, to Grantees, MARTY ROBERT LITCHFIELD and MARY DIANE LITCHFIELD, Trustees of the LITCHFIELD FAMILY REVOCABLE TRUST dated March 27, 2023, and any amendments thereto,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantor's right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Being Unit Number 203, the Addition to Five Oaks, a Planned Unit Development, of record in Book 5200, page 456, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Marty Robert Litchfield by Warranty Deed from John F. McNamara and wife, Mary Ellen McNamara, dated February 14, 1990, and recorded February 15, 1990, of record in Book 8046, Page 487, in the Register's Office for Davidson County, Tennessee.
>
> Mary Diane Litchfield joins herein to convey any rights, title and/or interest she may have in said property by virtue of her marriage to Marty Robert Litchfield.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Mary Robert Litchfield

MARTY ROBERT LITCHFIELD Grantor

COMMONWEALTH OF KENTUCKY)
) ss.
COUNTY OF CHRISTIAN)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State MARTY ROBERT LITCHFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of March, 2023.

My Commission Expires:

04/07/2025.

Jennifer L. Hilton
Notary Public

JENNIFER L. HILTON
COMM EXPIRES 04/07/2025
NOTARY PUBLIC
NOTARY ID # KYNP24826
STATE AT LARGE, KENTUCKY

MARY DIANE LITCHFIELD Grantor

COMMONWEALTH OF KENTUCKY)
) ss.
COUNTY OF CHRISTIAN)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARY DIANE LITCHFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of March, 2023.

My Commission Expires:

04/07/2025.

Notary Public

JENNIFER L. HILTON
COMM EXPIRES 04/07/2025
NOTARY PUBLIC
NOTARY ID # KYNP24826
STATE AT LARGE, KENTUCKY

Property Owners Name
And Mailing Address:

Marty Robert Litchfield and
Mary Diane Litchfield, Trustees of the
Litchfield Family Revocable Trust
4071 Singletree Drive
Hopkinsville, KY 42240

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

203 Oak Grove Drive
Nashville, TN 37217

Map and Parcel No.:

107 05 0B 203.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409.