Karen Johnson Davidson County
Batch# 986842 DEEDWARR
03/30/2023 01:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230330-0023210

This Instrument Prepared By:
Scott Smith
1100 Azie Morton Road #1105
Austin, Texas 78704

T.C.A 67-4-409 (a)(3)(F): Exempt No Consideration Transfer into Revocable Trust

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of JANUARY, 2023, by and between **Jennifer D. Thielemann**, **("Grantor")**, a married woman, party of the first part, and **Scott Royal Smith, Trustee of the JNJD Orange Revocable Family Trust, dated** 16JAN23 **("Grantee")**, a revocable trust, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part does hereby convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of the First Amendment to Abbington Park, Phase One, Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Commonly known as: **4476 Frost Street, Nashville, Tennessee 37214**

BEING the same property conveyed to Jennifer D. Thielemann by Warranty Deed from Vicki French, dated January 11, 2018, recorded January 17, 2018, Instrument Number 20180117-0004949, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, Scott Royal Smith, Trustee of the **JNJD Orange Revocable Family Trust,** its heirs and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that **Jennifer D. Thielemann** is lawfully seized in fee of the aforedescribed real estate; that **Jennifer D. Thielemann** has a good right to sell and convey the same; that the same is unencumbered, except for:

All terms and provisions of the Restrictions and By-Laws of record in Instrument 20010402-0031520 amended in Instrument 20030213-0020075; 20040401-0036605; 20040401-0036606, 20040518-0058461; 20041217-0149941; 20050201-0011849; 20060202-0012846; and 20030303-0027406, said Register's Office.

(1) All matters appearing on the Plan of record in Instrument 20040728-0090230; and (2) Sign Easement of record in Instrument 20040630-0077518; Sewer Line Access and Landscape Easement of record in Instrument 20000720-0071648, Ingress and Egress Easement of record in Book 1198, Page 525; Flowage Easement to USA of record in Book 2242, Page 513; and Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.

THE CONSIDERATION for this conveyance to a revocable trust is as follows: Zero ($0.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part, the day and year first above written.

Jennifer D. Thielemann

STATE OF Kentucky)
.ss
COUNTY OF Christian)

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Jennifer D. Thielemann** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th day of January, 2023.

Logan Hastings

NOTARY PUBLIC, STATE OF Kentucky

Printed Name: Logan Hastings

My Commission Expires: 03-31-2026

Logan Hastings
Notary Public, ID KYNP48249
State at Large, Kentucky
My Commission Expires on March 31, 2026

I hereby release all marital and homestead rights for the purpose of this conveyance.

WITNESS the hand of said spouse of the party of the first part, the day and year first above written.

Joseph Nicholas Thielemann

STATE OF Kentucky)
.ss
COUNTY OF Christian)

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Joseph Nicholas Thielemann** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th day of January, 2023.

Logan Hastings

NOTARY PUBLIC, STATE OF Kentucky

Printed Name: Logan Hastings

My Commission Expires: 03-31-2026

Logan Hastings
Notary Public, ID KYNP48249
State at Large, Kentucky
My Commission Expires on March 31, 2026

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **4476 Frost Street, Nashville, Tennessee 37214**

MAIL TAX NOTICES TO:

JNJD Orange Revocable Family Trust
1000 Powell Place #1384
Nashville, TN 37204

NAME AND ADDRESS OF PROPERTY OWNERS:

JNJD Orange Revocable Family Trust
1100 Azie Morton Road #1105
Austin, TX 78704

THIS INSTRUMENT PREPARED BY:

Scott Smith
1100 Azie Morton Road #1105
Austin TX 78704

RETURN TO:

JNJD Orange Revocable Family Trust
1100 Azie Morton Road #1105
Austin TX 78704

MT#:
TAX PARCEL NO.: **062020B13600**
STATE TAX: **$**_____
REGISTER'S FEE: **$**_____
RECORDING FEE: **$**_____
TOTAL: **$**_____

OATH OF CONSIDERATION

The following oath of consideration is required on all deeds transferring property:

STATE OF Kentucky)
,ss
COUNTY OF Christian)

The actual consideration or true value, whichever is greater for this transfer is:

$ EXEMPT

Jennifer D. Thielemann

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Jennifer D. Thielemann** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th day of January, 2023.

Logan Hastings

NOTARY PUBLIC, STATE OF Kentucky

Printed Name: Logan Hastings

My Commission Expires: 03-31-2026

Logan Hastings
Notary Public, ID KYNP48249
State at Large, Kentucky
My Commission Expires on March 31, 2026

Tennessee Certification of Electronic Document

I, Scott Royal Smith, 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 1/16/2023 (date of document).

DA
Affiant Signature

02/25/2023
Date

State of Texas

County of Travis

Sworn to and subscribed before me this 25th day of February, 2023.



Jessica Renae Williams
Notary's Signature

MY COMMISSION EXPIRES: 5/8/2024

NOTARY'S SEAL