Karen Johnson Davidson County
Batch# 989129 DEEDWARR
04/06/2023 09:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230406-0025099

WARRANTY DEED

MAIL RECORDED DEED TO:

JANE KERRIGAN
HAND ARENDALL HARRISON SALE LLC
111 N COUNTY HWY 393 SUITE 203
SANTA ROSA BEACH, FL 32459

OWNER (SEND TAX BILLS TO):

GEORGE E. MCNALLY, TRUSTEE
TRACY B. MCNALLY, TRUSTEE
276 SUGAR SANDS DRIVE
SANTA ROSA BEACH, FL 32459

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TRACY MCNALLY, married, joined by her spouse, GEORGE E. MCNALLY (herein, "Grantor"), whose address is 276 Sugar Sands Drive, Santa Rosa Beach, FL 32459, hereby sells, transfers and conveys to GEORGE E. MCNALLY AND TRACY B. MCNALLY, TRUSTEES, or any successors in trust, under the GEORGE AND TRACY MCNALLY LIVING TRUST dated January 30, 2023 and any amendments thereto (herein, "Grantee"), whose address is 276 Sugar Sands Drive, Santa Rosa Beach, FL 32459, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2404 Pleasant Springs Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 064 16 0D 149.00

This Instrument Prepared By:
REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 29th day of March, 2023

GRANTOR:

Tracy McNally

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tracy McNally, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-04-26

JESSICA N. CAMPFIELD
Commission # HH 261245
Expires September 4, 2026

GRANTOR:

George E. McNally

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, George E. McNally, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-04-26

JESSICA N. CAMPFIELD
Commission # HH 261245
Expires September 4, 2026

OATH OF CONSIDERATION

STATE OF Florida
COUNTY OF Walton

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Grantee:

George And Tracy McNally Living Trust dated January 30, 2023

George E. McNally, Trustee

Subscribed and sworn to under oath before me, this 29th day of March, 2023 by George E. McNally, as Trustee of the George And Tracy McNally Living Trust dated January 30, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-04-26

JESSICA N. CAMPFIELD
Commission # HH 261245
Expires September 4, 2026

Grantee:

George And Tracy McNally Living Trust dated January 30, 2023

Tracy B. McNally, Trustee

Subscribed and sworn to under oath before me, this 29th day of March, 2023 by Tracy B. McNally, as Trustee of the George And Tracy McNally Living Trust dated January 30, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-04-26

JESSICA N. CAMPFIELD
Commission # HH 261245
Expires September 4, 2026

EXHIBIT A

[Legal Description]

BEING Lot No. 297 on the Plan of Section Three, Truxton Park of record in Instrument No. 20011024-0116272, Register's Office for said County, to reference is hereby made for a more complete and accurate description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20070907-0107561 on September 7, 2007.

PIN NO: 064 16 0D 149.00

STREET ADDRESS:

2404 Pleasant Springs Lane, Hermitage, TN 37076

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; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; 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.

Tennessee Certification of Electronic Document

I, Dorene J. Royal, 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 29, 2023 (date of document).

Dorene J. Royal

Affiant Signature

April 6, 2023

Date

State of Florida

County of Hillsborouth

Sworn to and subscribed before me this 6th day of April, 2023.

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025

A. Guiler

Notary Signature

MY COMMISSION EXPIRES:
09-20-2025