THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 992886 DEEDWARR
04/17/2023 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230417-0028056

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.

John Thomas Garrett, as Trustee, Affiant

Subscribed and sworn to before me,
this 17th day of April, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
John Thomas Garrett and Sandra Kaye Garrett, Co-Trustees of the John and Sandra Garrett Revocable Trust under agreement dated April 17, 2023 4101-A Lone Oak Road Nashville, TN 37215	John Thomas Garrett and Sandra Kaye Garrett, Co-Trustees of the John and Sandra Garrett Revocable Trust under agreement dated April 17, 2023 4101-A Lone Oak Road Nashville, TN 37215	117153D00200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **JOHN T. GARRETT and SANDRA K. GARRETT, husband and wife** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **JOHN THOMAS GARRETT and SANDRA KAYE GARRETT, as Co-Trustees of the JOHN AND SANDRA GARRETT REVOCABLE TRUST under agreement dated April 17, 2023** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. B on the Plan of 4101 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 4101 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150625-0061101, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations. Reference is hereby made to the plan of 4101 Lone Oak Townhomes, as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150625-0061101, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to John T. Garrett and Sandra K. Garrett, husband and wife, by Matthias Erdmannsdoerfer and Gladis Erdmannsdoerfer, by Warranty Deed dated November 22, 2019, recorded as Instrument Number 20191126-0122090, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Rights or claims of parties in possession not shown in the public records.
2. Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Easement, liens, or encumbrances or claims thereof, which are not shown by the public records.
4. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.
5. Any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 4101-A Lone Oak Road, Nashville, Tennessee 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 disclosed to the Grantee. Grantor does further covenant and bind themselves, their 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.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 17th day of April, 2023.

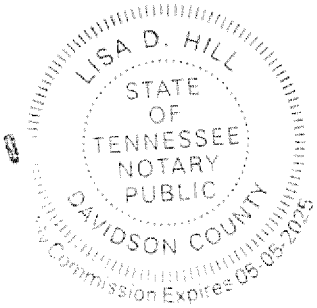
JOHN T. GARRETT

SANDRA K. GARRETT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN T. GARRETT** and **SANDRA K. GARRETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 17th day of April, 2023.



NOTARY PUBLIC

My Commission Expires: 5/5/2025

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 April 17, 2023.

4-17-23
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of April, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

