Karen Johnson
Batch# 995675
04/24/2023 02 29 09 PM
Fees $17 00 Taxes $0 00
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This instrument prepared by
Stephen L Carpenter JD LLM
CARPENTER & LEWIS PLLC
10413 Kingston Pike, Suite 200
Knoxville, Tennessee 37922
(865) 690-4997

GRANTOR. WALTER M PRIMM and wife, ANN H. PRIMM

GRANTEE. WALTER M PRIMM and ANN H. PRIMM as Trustees under the Tenancy by the Entirety Sub-Trust of the PRIMM FAMILY TRUST dated April 19, 2023

MAP PARCEL 131-160-055.00

WARRANTY DEED

THIS INDENTURE, made this 19th day of April 2023, between **WALTER M. PRIMM and wife, ANN H. PRIMM**, of Roane County, State of Tennessee, hereinafter collectively referred to as Grantor, and **WALTER M. PRIMM and ANN H. PRIMM as Trustees under the Tenancy by the Entirety Sub-Trust of the PRIMM FAMILY TRUST dated April 19, 2023,** hereinafter collectively referred to as Grantee.

W I T N E S S E T H :

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to Grantor by the said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, remised, released and conveyed, and Grantor does hereby grant, bargain, sell, remise, release and convey unto the said Grantee all of Grantor's undivided right, title, and interest in and to the following described premises, to wit.

> Land in the 16th, formerly 7th, Civil District of Davidson County, Tennessee, being Lot No. 18 on the Plan of Gateway Acres, Second Addition, as of record in Book 1424, page 83, Register's Office for said County.
>
> Said Lot No 18 fronts 200 feet on the southerly side of Grassland Lane and runs back 256.5 feet on the westerly line and 275.6 feet on the easterly line to a dead line, measuring 200 feet thereon.
>
> BEING the same property conveyed to Walter M. Primm and wife, Ann H. Primm, from Kirby Oden Primm, Jr., Elsie Anne Primm and Walter McNairy Primm, by Special Warranty Deed dated September 28, 2012, recorded in Instrument No.: 20130109-0002952, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to applicable easements and restrictions of record with the hereditaments and appurtenances thereto appertaining and hereby releasing all claims to homestead, dower, and curtesy therein.

TO HAVE AND TO HOLD the said premises to the said Grantee, Grantee's heirs, executors, administrators and assigns forever. Further, said Grantor does hereby covenant with said Grantee, Grantee's heirs, and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free

from all encumbrances, except taxes for the current year, the payment of which is assumed by the Grantee; and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Wherever used in the instrument, terms, parties and pronouns shall be construed to represent either the singular or plural, as the case may demand, and the use of any gender shall be applicable to all genders, as appropriate.

FOR FURTHER REFERENCE, SEE CERTIFICATION OF TRUST RECORDED SIMULTANEOUSLY HEREWITH.

GRANTOR MAKES AFFIDAVIT THAT WALTER M. PRIMM AND ANN H. PRIMM ARE HUSBAND AND WIFE AND ARE CONVEYING THIS REAL ESTATE AS TENANTS BY THE ENTIRETY TO THEMSELVES AS TRUSTEES, THAT THEY INTEND THE REAL ESTATE TO CONTINUE TO BE HELD SUBJECT TO THE CREDITOR IMMUNITY PROVIDED BY TENNESSEE LAW, THAT THEY HAVE ESTABLISHED A TENANCY BY THE ENTIRETY SUB-TRUST WITHIN THE PRIMM FAMILY TRUST DATED APRIL 19, 2023, AND THAT T.C.A § 35-15-510 APPLY TO THE PROPERTY OR ITS PROCEEDS

IN WITNESS WHEREOF, the said Grantors have set their hand and seal on the day and year first above written

WALTER M. PRIMM

ANN H. PRIMM

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above county, the within named bargainors, **WALTER M. PRIMM and ANN H. PRIMM** 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 at office this 19th day of April 2023

STEPHEN L. CARPENTER NOTARY PUBLIC AT LARGE KNOX COUNTY TN

NOTARY PUBLIC
My Commission Expires May 31, 2026

This Warranty Deed was prepared from information furnished by Grantor. The preparer makes no representations regarding the status of the title, the accuracy of the description, the proposed use of the real estate, or any applicable zoning regulations concerning the described property nor any other matter except the validity of the form of this Warranty Deed. The above description was taken from the previous deed of record.

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

This transfer is to a Revocable Living Trust and is exempt from tax pursuant to T.C.A. 67-4-409(a)(3)(F) and no oath of value shall be required pursuant to T.C.A. 67-4-409(a)(5).

WALTER M. PRIMM

SWORN TO AND SUBSCRIBED before me this 19th day of April 2023.

NOTARY PUBLIC
My Commission Expires May 31, 2026

STEPHEN L. CARPENTER NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

PROPERTY OWNER/RESPONSIBLE TAXPAYER:
WALTER M PRIMM and ANN H. PRIMM
as Trustees under the Tenancy by the Entirety Sub-Trust
of the PRIMM FAMILY TRUST dated April 19, 2023
525 Little Dogwood Road
Kingston, TN 37763