Karen Johnson Davidson County
Batch# 1002051 DEEDWARR
05/11/2023 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230511-0035172

THIS INSTRUMENT PREPARED BY: Matthew T. Harris K&L Gates LLP 501 Commerce Street, Suite 1500 Nashville, TN 37203 (615)780-6720	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F)**

Address of new owners: Matthew T. Harris and Mary Paula Harris, Trustees 4711 Clendenin Road Nashville, TN 37220	Send Tax Bills to: SAME	Map-Parcel Numbers 131-16-0 Par. 45 10928 Oak Hill

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Matthew T. Harris et ux Mary Paula Harris, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Matthew Thompson Harris and Mary Paula Harris, Trustees of the Matthew and Paula Harris Revocable Trust U/A dated July 17, 2017, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

A 10 foot easement for a bridle path along the western and northerly lines, and a 75 foot building setback line from Clendenin Road, as shown on Plan of Record in Book 1424, page 9, Register's Office for Davidson County, Tennessee.

This is improved property known as 4711 Clendenin Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs,

assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10 day of May, 2023.

Matthew T. Harris

Mary Paula Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew T. Harris, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand this 10 day of May, 2023.

My Commission Expires: 11/3/25

Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Paula Harris, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand this 10 day of May, 2023.

My Commission Expires: 11/3/25

Notary Public

EXHIBIT A

Legal Description

BEING Lot 7 of Block "A" on the Plan of Gateway Acres, First Addition, as of record in Book 1424, page 9, Register's Office for said County.

Said Lot No. 7 fronts 209 feet on the westerly side of Clendenin Road and extends back 368 feet on the northerly line and 319.6 feet on the southerly line to a dead line, measuring 192.5 feet thereon.

Being the same property conveyed to Matthew T. Harris et ux Mary Paula Harris, from Clark H. Tidwell and wife, Ann Dobson Tidwell by Deed of record in Book 10259, page 250, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Clarke D. Morrison, 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.

Clarke D. Morrison

Date:

State of Tennessee

County of Davidson

Personally appeared before me, Rebecca Sandfrey, a notary public for this county and state, Clarke D. Morrison, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5/25/2025

REBECCA SANDFREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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