Karen Johnson Davidson County
Batch# 1002052 DEEDWARR
05/11/2023 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230511-0035173

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:	Send Tax Bills to:	Map-Parcel Number
Matthew T. Harris and Mary Paula Harris, Trustees 4711 Clendenin Road Nashville, TN 37220	SAME	061-15-0-306.00

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 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:

1. Taxes, which are a lien not yet due and payable.

2. Sanitary Sewer Easement of record in Book 4319, page 849, said Register's Office.

3. Reciprocal Driveway Agreement of record in Book 11702, page 375, said Register's Office.

This is improved property known as 3820 Baxter Avenue, Nashville, Tennessee 37216.

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 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 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 10th 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 10th day of May, 2023.

My Commission Expires: 11/3/25

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the northerly half of Lot No. 32 on the map of the Subdivision of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 32 fronts 50 feet on the easterly side of Baxter Avenue and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Matthew Harris et ux Mary Paula Harris in Instrument Number 20180913-0091114, 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: May 11, 2023

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

315485065.1