Karen Johnson Davidson County
Batch# 1009828 DEEDWARR
06/01/2023 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230601-0041231

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
William Albert and Willodene S. Brodrick
3408 Cainbrook Crossing
Antioch, TN 37013

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, William A. Brodrick and Willodene S. Brodrick, husband and wife, whose address is: 3408 Cainbrook Crossing Antioch Tennessee 37013 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **William Albert Brodrick and Willodene S Brodrick, Trustees of the William Albert Brodrick and Willodene S Brodrick Oath Trust, dated May 15, 2023, and any amendments thereto (referred to herein as "Grantee" whether one or more),** whose address is: 3408 Cainbrook Crossing Antioch Tennessee 37013.

Legal description attached hereto and made a part hereof as Exhibit "A"

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Document No. 20010925-0103747 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on **May 15, 2023.**

William A. Brodrick
William A. Brodrick, GRANTOR

Willodene S Brodrick
Willodene S. Brodrick, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William A. Brodrick and Willodene S. Brodrick, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this May 15, 2023.

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary
My commission expires:

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

William A. Brodrick
William A. Brodrick, AFFIANT

Willodene S Brodrick
Willodene S. Brodrick, AFFIANT

Sworn to and subscribed before me this May 15, 2023.

Notary
My commission expires:

My Commission Expires
January 11, 2026

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(FOR RECORDING DATA ONLY)

Parcel Information: 164-13B-12

Property Address:
3408 Cainbrook Crossing, Antioch, Tennessee 37013

Name and Address of the Property Owner:
William Albert Brodrick and Willodene S Brodrick
3408 Cainbrook Crossing, Antioch, Tennessee 37013

Name and Address of the Persons or Entity Responsible for Taxes:
William Albert Brodrick and Willodene S Brodrick
3408 Cainbrook Crossing, Antioch, Tennessee 37013

EXHIBIT "A"

LAND in Davidson County, Tennessee, BEING Lot No. 12 on the Plan of Asheford Crossing, Section Six, a Planned Unit Development, of record as Instrument No. 2000010100100374, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a portion of the same property conveyed to Beazer Homes Corp., dba Phillips Builders by deed from Charles W. Hill and wife, Claudia M. Hill, Luther Alvin Hill and wife, Nancy P. Hill of record in Book 10184, Page 660, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I Chloe King, 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 5/15/23 (date of document).

X Chloe King
Affiant Signature

5/15/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of May, 2023

William Jenkins
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires January 11, 2026

NOTARY'S SEAL

