Karen Johnson Davidson County
Batch# 1018501 DEEDWARR
06/23/2023 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230623-0048071

THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).
Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215w (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Steven R. Deckard, Trustee 5323 Stanford Drive, Nashville, TN 37215-4233	SAME	131-13-0-017.00

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, Steven R. Deckard, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steven R. Deckard, Trustee of Steven R. Deckard Revocable Trust dated June 9, 2023, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being 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 subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee 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 Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of June, 2023.

Steven R. Deckard

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seal on this 9th day of June, 2023.

Bryan Howard
Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the Southerly 150 feet front and 125 feet rear of Lot 37 on Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, Page 14, Register's Office for said county.

Said part of Lot No. 37 fronts 150 feet on the Westerly side of Stanford Drive and runs back 541 feet, more or less, on the Northerly line and 560 feet, more or less, on the Southerly line, to the Easterly line of Lot No. 54, measuring 125 feet thereon.

Being the same property conveyed to Steven R. Deckard, by Warranty Deed from Paul F. T. Edwards, Trustee of the 5233 Stanford Trust UAD August 4, 2017, of record in Instrument No. 20211018-0139533, Register's Office for Davidson County, Tennessee, dated October 18, 2021.

This is improved property known as 5323 Stanford Drive, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, Bryan Howard, 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 6/9/23 (date of document).

Bryan Howard
Affiant Signature

6/23/23
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of June, 2023.

Notary's Signature

My Commission Expires:

NOTARY'S SEAL

DONALD G. PESLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027