This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1021275 DEEDWARR
06/30/2023 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230630-0050122

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ROMAN W. STEFANIW, Trustee JANICE STEFANIW, Trustee STEFANIW REVOCABLE LIVING TRUST dated June 29, 2023 1345 Bell Road, Unit 454 Nashville, TN 37013	SAME	162-12-OB-076.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0) (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

Sworn to and subscribed before me this June 29, 2023.

Notary Public

My Commission Expires: 1/26/2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, ROMAN W. STEFANIW and JANICE STEFANIW, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ROMAN W. STEFANIW and JANICE STEFANIW, Trustees of the STEFANIW REVOCABLE LIVING TRUST, dated June 29, 2023, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this June 29, 2023.

By: _____
ROMAN W. STEFANIW

_____
JANICE STEFANIW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROMAN W. STEFANIW and JANICE STEFANIW, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this June 29, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 4/24/2024

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

Exhibit A

Property Description

Said property is described to wit:

Being Unit 14D, Tract Two, Phase Two, Villas of Belle Parke, as shown in Master Deed of record as Instrument No. 20020722-0087814 and as amended in Master Deed of record as Instrument No. 20040218-0018915, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ROMAN W. STEFANIW and JANICE STEFANIW, husband and wife, by Warranty Deed of record from BRITTANY MAYNARD, in Instrument No. 20150608-0053652, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1345 Bell Road, Unit 454, Nashville, Tennessee 37013.

Tennessee Certification of Electronic Document

I, ERIC J. SCOTT, 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 June 29 2023 (date of document).

Signature

June 29, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of June, 2023.

Notary Public
My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026