Karen Johnson Davidson County
Batch# 1022289 DEEDWARR
07/03/2023 12:32:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230703-0050843

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Prepared by and Return To:	New Owner and Address:	Tax ID: 084-04-0-003.00
Theresa Rae Wallis 2506 Joya Drive Nashville, Tennessee 37214	Theresa Rae Wallis 2506 Joya Drive Nashville, TN 37214	Send Tax Bills To: Theresa Rae Wallis Living Trust 2506 Joya Drive Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE is made this May 25, 2023, between

Theresa R. Wallis

as Grantor; and

Theresa Rae Wallis, as Trustee, of the Theresa Rae Wallis Living Trust dated May 25, 2023

as Grantee. The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

THE GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

GRANTOR AND GRANTEE acknowledge that this deed was prepared from information furnished by them. No title examination has been made, and neither the attorney nor firm that prepared this deed shall have any liability for the status of title to the property or for the accuracy of such information.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

Theresa R. Wallis (Seal)
Theresa R. Wallis

TENNESSEE, DAVIDSON
~~GEORGIA~~, ~~WHITFIELD~~ COUNTY

Personally appeared before me the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, Theresa R. Wallis, 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 seal of office this 25TH day of May, 2023.

Jessica Cammock [Notarial Seal]
Notary Public
My commission Exp: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration of this transfer or value of the property or interest in property transferred whichever is greater is $0, and that the transfer herein is exempt from recordation tax because the transfer is to a revocable living trust created by the same transferor or by a spouse of the transferor in accordance with T.C.A. § 67-4-409(a)(3)(F).

Sworn to and subscribed before me, this 25TH day of May, 2023.

Jessica Cammock [Notarial Seal]
Notary Public
My commission Exp: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-subdivision of Lots 23 & 24 Section 3 McGavock Heights of record in Plat Book 3500, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 155.0 feet on the Northerly margin of Joya Drive and extends back 202.15 feet on the Easterly line and 201.6 feet on the Westerly line to a dead line in the rear on which it measures 154.98 feet.

Being the same property conveyed to Theresa R. Wallis by Deed of record from Judith Lorene Brown in Instrument No. 20170531-0053766, Register's Office for Davidson County, Tennessee, dated May 26, 2017, and recorded on May 31, 2017.