Karen Johnson Davidson County
Batch# 1028488 DEEDWARR
07/20/2023 08 10 31 AM 3 pgs
Fees $17 00 Taxes $0 00
20230720-0055762

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 126 15 0A 038.00

WARRANTY DEED

Property Address & New Owner
WILLIAM H. TORRENCE, Trustee of the
WILLIAM H. TORRENCE
REVOCABLE LIVING TRUST
7825 Farmington Place
Nashville, TN 37221

Mail Tax Statement to
William H. Torrence
7705 Dan Kestner Drive
Nashville, TN 37221

The **GRANTOR, WILLIAM H. TORRENCE, unmarried,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

WILLIAM H. TORRENCE, Trustee of the WILLIAM H. TORRENCE REVOCABLE LIVING TRUST, dated July 10, 2023

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Phase One, Boone Trace at Biltmore, of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to WILLIAM H. TORRENCE, unmarried, by Warranty Deed of record at Instrument Number 20100219-0012689 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to applicable restrictions, building set-back lines, all existing easements and to all conditions as shown of Public Record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 10th day of July, 2023, by the undersigned.

William H Torrence

WILLIAM H. TORRENCE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **WILLIAM H. TORRENCE**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 10th day of July, 2023.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: _____

My Comm Exp 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

William H Towne

AFFIANT

Subscribed and sworn to before me this 10th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025