Karen Johnson Davidson County
Batch# 1030293 DEEDWARR
07/25/2023 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230725-0057261

THIS INSTRUMENT PREPARED BY:
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511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
The William Walsh and Karen Gannon Tennessee Community Property Trust 4312 Sulphur Road Nashville, Tennessee 37218	Same	Map 58 Par 4.00 Map 58 Par 245.00

KNOW ALL MEN BY THESE PRESENTS that WILLIAM WALSH and KAREN GANNON, husband and wife, hereinafter "Grantors", hereby transfer and convey unto the Trustees of THE WILLIAM WALSH AND KAREN GANNON TENNESSEE COMMUNITY PROPERTY TRUST u/t/a dated June 28, 2023, hereinafter "Grantees", their successors and assigns, that certain tracts or parcels of real property located in Davidson County, Tennessee, and more particularly described as follows:

Tract I
Land in the 13th formerly the 23rd Civil District of said County, being the southerly part of tract No.1 in the subdivision of the Henry Holt Farm, as of record in Plan Book 2, Page 155, of the Chancery Court at Nashville, described according to a survey made by George W. Wadkins, Surveyor, May 12, 1949, as follows:

BEGINNING at a railroad spike in the center line of New Eaton's Creek Road, said point being 684 feet southerly form the intersection of the center line of New Eaton's Creek Road and Old Eaton's Creek Road; thence with the center line of said New Eaton's Creek Road, South 6 degrees west 216 feet and south 4 degrees 20' east 100 feet to a point in the northern boundary line of the property conveyed to W.H. Hazelwood and wife by Deed from F.J. Nicholson and wife, of record in Book 1126, page 74, Register's Office for said County; thence with Hazelwood's northerly line, north 56 degrees 45' west 396 feet, north 76 degrees 30' west 323.6 feet, north 67 degrees west 270 feet, and south 78 degrees 30' west 243 feet to a point in the eastern boundary line of the C.T. Marshall tracts thence with Marshall's easterly line, north 1 degrees 40' east 338 feet; thence south 84 degrees 45' east 158 feet to a twin oak; thence north 67 degrees 15' east 580 feet to the centerline of Eaton's Creek; thence

with said Creek, south 31 degrees east 227 feet, south 47 degrees 15' east 160.5 feet, and south 32 degrees east 278 feet; thence south 54 degrees east 92 feet to the beginning containing 12.62 acres, more or less.

Tract II
Land in the 13th Civil District of Davidson County, Tennessee, beginning at the Northwest corner of the new bridge across Eaton's Creek on the New Sulphur Creek Road, (formerly known as the Hyde Road), and running in a northerly direction with the center of said road approximately 1200 feet to a corner where the Woods tract of land and the lands of Dugger join; thence northeastwardly with the Woods line with the meanderings of a branch, approximately 1600 feet more or less to the Southwest corner of the Woods tract and the Eaton's Creek road; thence westerly with the north margin of Eaton's Creek, approximately 300 feet to the corner of the new concrete bridge on the said New Sulphur creek road, being the point of beginning and containing by estimation, five acres, more or less.

Being the same property conveyed to William Walsh and Karen Gannon by Warranty Deed of record in Instrument No. 20030603-0075546, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.
This is not the principal residence of the Grantors.

This is improved property known as 4312 and 4316 Sulphur Creek Road, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they 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 except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 7 day of July, 2023.

GRANTORS:

William Walsh

Karen Gannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared William Walsh and Karen Gannon, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7 day of July 2023.

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

Notary Public

My Commission Expires: 5/3/2027

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(a)(1)(C)(i). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(a)(1)(E).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry 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 July 7, 2023 (date of document).

Affiant Signature

7/18/2023
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of July, 2023

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/26.

