Karen Johnson Davidson County
Batch# 1030342 DEEDWARR
07/25/2023 12 15 40 PM 2 pgs
Fees $12 00 Taxes $0 00
20230725-0057339

Prepared By	Samples, Jennings, Clem & Fields, PLLC 130 Jordan Drive Chattanooga, TN 37421	Return to	VALERIA N. NOWELL 228 Sterling Oaks Place Brentwood, TN 37027

Grantee's Name & Address·	Send Tax Bills To	Tax Parcel No
VALERIA N. NOWELL	Same	172-5-B-107
228 STERLING OAKS PLACE		
BRENTWOOD, TN 37027		

WARRANTY DEED TO REVOCABLE TRUST

THIS INDENTURE, made this 2nd day of March in the Year of Our Lord Two Thousand and Twenty-three (2023), between VALERIA N. NOWELL, as party of the first part, and VALERIA N. NOWELL, Trustee under the Valeria N Nowell Revocable Trust, dated March 2, 2023, its successors and assigns, as party of the second part

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt of whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, the following described real estate, to wit.

Land in Davidson County, Tennessee being Lot N 39 on the plan of Phase 2, Sterling Oaks as shown on plat of recorded in Plat Book 11190, Page 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to Valeria N. Nowell by deed from Gary B. Nordin and wife, J. Christine of record in Instrument No. 20050326-0028880, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 11190, Page 141, Register's Office for Davidson County, Tennessee
3. Restrictions of record in Book 10951, Page 547 amended in Book 11514, Page 959; By-Laws of record in Book 10951, Page 587; Charter of the Homeowners Association of record in book 10951, Page 540, Register's Office for Davidson County Tennessee.

This is improved property known as: 228 Sterling Oaks Place, Brentwood, TN 37027

This deed was prepared by information from Grantor or Grantee. No title search or examination has been made. The preparer of this deed has no liability for the title status or accuracy of information furnished.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise pertaining, to the only proper use, benefit, and behoof of them, the said party of the second part, as outlined above creating an estate similar to an estate by the entireties at common law. And the said party of the first party, their heirs, executors, and administrators, the said bargained premises unto the said party of the second part, as hereinabove provided, and all and every person and persons shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Valeria N. Nowell

VALERIA N NOWELL

Carolyn Evans

Witness (Other than Notary)

Jodi Davis Schaffer

Notary Public (Affix Notary Seal)

JODI HARRIS SCHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires: 12/14/2024

AN AFFIDAVIT OF VALUE IS NOT REQUIRED BECAUSE THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX ON REALTY BY PROVISIONS OF T.C.A. §67-4-409(a)(3)(F).

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER.
