Karen Johnson Davidson County
Batch# 1030357 DEEDWARR
07/25/2023 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057360

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Judy Brandon
5020 Sunset Way
Hermitage, TN 37076

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Judy C. Brandon,** an unmarried person whose address is: 5020 Sunset Way, Hermitage, Tennessee 37076 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Judy Cauthen Brandon, Trustee of the Judy Cauthen Brandon Oath Trust, dated July 25, 2023, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 5020 Sunset Way, Hermitage, Tennessee 37076, the following tract of land located in Davidson County, State of Tennessee, to-wit:

> BEING Lot No. 12, on the plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 0152239, Book No. 9953, Page No. 357 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

(This document continues on the next page. The remainder of this page has intentionally been left blank.)

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on July 25, 2023.

Judy C. Brandon, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judy C. Brandon an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this July 25, 2023.

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary
My commission expires:

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Judy C. Brandon, AFFIANT

Sworn to and subscribed before me this July 25, 2023.

Notary
My commission expires:

(FOR RECORDING DATA ONLY)

Parcel Information: 086 04 0B 011.00

My Commission Expires
January 11, 2026

Property Address:
5020 Sunset Way, Hermitage, Tennessee 37076

Name and Address of the Property Owner:
Judy Cauthen Brandon
5020 Sunset Way, Hermitage, Tennessee 37076

Name and Address of the Persons or Entity Responsible for Taxes:
Judy Cauthen Brandon
5020 Sunset Way, Hermitage, Tennessee 37076

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I Chloe King, 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 25, 2023 (date of document).

X Chloe King
Affiant Signature

July 25, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of July, 2023

William Jenkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

My Commission Expires
January 11, 2026

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202307250057360