This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1033941 DEEDWARR
08/03/2023 08:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230803-0059872

New Owner:	**Send Tax Bill:**	**Map/Parcel**
IAN CARL MACDONALD, Trustee IAN CARL MACDONALD REVOCABLE LIVING TRUST dated August 2, 2023 310 Fieldcrest Drive Nashville, TN 37211	SAME	90/337

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant ~~to T.C.A.~~ § 67-4-409[a][3][F]).

AFFIANT

JULIA ALLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Sworn to and subscribed before me this August 2, 2023.

Notary Public

My Commission Expires: 2-24-2026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, IAN CARL MACDONALD, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to IAN CARL MACDONALD, TRUSTEE of the IAN CARL MACDONALD REVOCABLE LIVING TRUST, dated August 2, 2023.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we 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.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the

title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 2nd day of August, 2023.

By: _____
IAN CARL MACDONALD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IAN CARL MACDONALD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 2nd day of August, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 2/25/2026

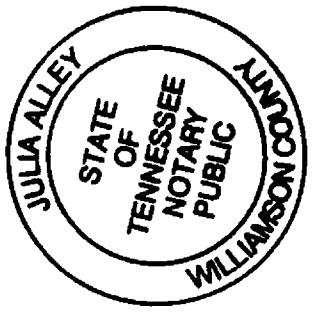


Exhibit A

Property Description

Said property is described to wit:

> **Land in Davidson County, Tennessee, being Lot No. 441, Crieve Hall Estates, Section 6, as of record in Book 2331, page 1, Register's Office for said County.**
>
> **Said Lot No. 441 fronts 90 feet on the northerly side of Fieldcrest Drive and runs back 257.8 feet on the westerly line and 250.4 feet on the easterly line to a deed line measuring 63 feet thereon.**

Being the same property conveyed to **IAN CARL MACDONALD** an unmarried man, by Trustee's Quitclaim Deed of record from **IAN CARL MACDONAL, as sole Trustee of the Concettina Marie MacDonald 2013 Trust** in Instrument Number 20230106-0001153 Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 310 Fieldcrest Drive, Nashville, TN 37211.

Tennessee Certification of Electronic Document

I, JULIA M. ALLEY, 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 August 2 2023 (date of document).

Julia Alley
Signature

August 2, 2023
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of August, 2023.

Kristen N. Smith
Notary Public
My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026