WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038140 DEEDWARR
08/14/2023 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230814-0063181

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William M. Deniston & Barbara J. Deniston Revocable Trust	**Same**	
(NAME) **908 Silkwood Cir**	(NAME)	**156-05A-024.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **WILLIAM M. DENISTON AND BARBARA J. DENISTON, HUSBAND AND WIFE,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **WILLIAM M. DENISTON AND/OR BARBARA J. DENISTON, TRUSTEES OF THE WILLIAM M. DENISTON AND BARBARA J. DENISTON REVOCABLE TRUST DATED THE 21ST DAY OF MARCH, 2023, AS AMENDED,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 24 ON THE PLAN OF HARPETH VILLAGE PUD, SECTION 2, PHASE 1, AS DEPICTED ON EXHIBIT A OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARPETH VILLAGE OF RECORD IN INSTRUMENT NO. 20090121-0005246, AND FURTHER DESCRIBED IN THE ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARPETH VILLAGE P.U.D. OF RECORD IN INSTRUMENT NO. 20090123-0006190, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. DENISTON AND BARBARA J. DENISTON, HUSBAND AND WIFE, BY WARRANTY DEED FROM DANCO DEVELOPMENT, INC., OF RECORD IN INSTRUMENT NO. 20150915-0093291, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 25th day of July, 2023.

WILLIAM M. DENISTON

BARBARA J. DENISTON

STATE OF INDIANA
COUNTY OF ST. JOSEPH

On this 25th day of July, 2023, before me personally appeared WILLIAM M. DENISTON AND BARBARA J. DENISTON, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of July, 2023.

Notary Signature
My commission expires: June 25, 2026

JESSICA N CAUFFMAN
St. Joseph County
NOTARY PUBLIC
Commission Number
NP0714324
NOTARY SEAL
My Commission Expires
JUNE 25, 2026
STATE OF INDIANA

Certificate of Authenticity

I, Leslie G. Hayes, 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 **7/25/2023**.

Date

Affiant Signature

8/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of August, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)