This document prepared by
(and after recording return to):

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Karen Johnson Davidson County
Batch# 1043078 **DEEDWARRSP**
08/28/2023 08 56 37 AM 3 pgs
Fees $17 00 Taxes $0 00
20230828-0066881

MAIL TAX STATEMENTS TO:

Stephen James Keffler and Erin Parrish Keffler,
Trustees of the Erin and Stephen Keffler Living Trust
8540 N. Central Avenue Unit 10
Phoenix, AZ 85020

Map/Parcel: 072-11-3P-002-00 Space above this line for register of deeds use

SPECIAL WARRANTY DEED

Stephen Keffler an Erin Keffler, husband and wife, for themselves and their heirs and assigns, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto Stephen James Keffler and Erin Parrish Keffler, Trustees of the Erin and Stephen Keffler Living Trust dated June 27, 2023, and any amendments thereto, hereinafter referred to as "Grantees", the following lands and property located in Davidson County, Tennessee, together with all improvements located thereon, to-wit:

> Unit B, as shown on the map entitled Declaration of Covenants, Conditions and Restrictions for Homes at 2300 Bums Street, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20170613-0059130 and re-recorded as Instrument No. 20170616-0060558, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of Lot 36 in W.J. Myer's Subdivision showing subdivision of Lots 5,8,9 and part of No. 12 in Maxey's Addition to Brownsville of record in Book 332, page 66, Register's Office for said county.
>
> MORE COMMONLY KNOWN AS: 2300B Burns St., Nashville, TN 37216-3844
>
> REFERENCE is made for prior title to Warranty Deed recorded in Instrument No. 20180917-0091900, in the Register's Office of Davidson County, Tennessee.

Grantors and Grantees acknowledge that this deed was prepared from information furnished by them. No title examination has been made and Nina Whitehurst and Cumberland Legacy Law,

attorneys, shall not be liable for the status of title to the property or the accuracy of such information. This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey

TO HAVE AND TO HOLD the above described property to the Grantees herein, their heirs, successors and assigns, in fee simple, forever.

We covenant with the Grantees herein that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same; and that we will forever warrant and defend the title against the claims of any and all persons claiming under us but not otherwise.

WITNESS Grantors' hands this the 18 day of August, 2023.

Stephen Keffler

Erin Keffler

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 18th day of August, 2023, before me, James X. Theut, a Notary Public, personally appeared Stephen Keffler and Erin Keffler, who proved on the basis of satisfactory evidence to be the persons described in this instrument, and who executed the foregoing instrument and acknowledged that such persons executed the same as such persons' free acts and deed.

Notary Public
My Commission Expires: 6-21-26

OFFICIAL SEAL
JAMES XAVIER THEUT
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 630644
My Comm Expires June 21, 2026

AFFIDAVIT OF CONSIDERATION

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409(a)(1)(C)(vi).

Stephen James Keffler, Trustee of the Erin and Stephen Keffler Living Trust dated June 27, 2023

Erin Parrish Keffler, Trustee of the Erin and Stephen Keffler Living Trust dated June 27, 2023

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

Subscribed and sworn to before me this 18th day of August, 2023 by Stephen James Keffler and Erin Parrish Keffler, as Trustees of the Erin and Stephen Keffler Living Trust dated June 27, 2023.

Notary Public
My Commission Expires: 6-21-26

OFFICIAL SEAL
JAMES XAVIER THEUT
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
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My Comm Expires June 21, 2026