Karen Johnson Davidson County
Batch# 1043252 DEEDWARR
08/28/2023 10 45 15 AM 2 pgs
Fees $12 00 Taxes $0 00
20230828-0067016

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
1770 Kirby Parkway, Suite 134
Memphis, TN 38138

Tax Parcel #: 104 01 0 148.00

WARRANTY DEED

Owner & Property Address
CATHY L. STORY, Trustee,
CATHY L. STORY REVOCABLE LIVING TRUST
3605 Normandy Place South
Nashville, TN 37209

Mail Tax Statement to
Homepoint Financial Corporation
P.O. Box 100077
Duluth, GA 30096

The GRANTOR, CATHY L. STORY, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, and convey grantor's right, title, and interest in and to the below-described property to:

CATHY L. STORY, Trustee,
CATHY L. STORY REVOCABLE LIVING TRUST, dated August 17, 2023.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 28, 29 and 30 on the Map of West End Park Company's Subdivision, of record in Book 421, Page 152, in the Register's Office for Davidson County, to which plan reference is hereby made for a more complete description, and described according to a copy of survey thereof made by Ralph W.C. Lambert, Surveyor, dated December 30, 1955, as follows:

Beginning at the Southeast intersection of Normandy Place South as established and dedicated on the Revised Plan of Acklen Heights, of record in Book 1835, Page 10, Register's Office for said County, and an undeveloped alley, said point being 165 feet East of the East margin of 27th Avenue North; thence along the margin of said alley, South 14 degrees 19 minutes West 73.6 feet, thence South 15 degrees 10' West 139.6 feet to an iron pin in the line between Lots 27 and 29, thence with the line between said lots, South 63 degrees East 71 feet to an iron pin; thence North 9 degrees 15' East 218.5 feet to an iron pin in the South margin of Normandy Place South; thence with the margin of the same North 80 degrees 26' West 55 feet to the point of beginning. (being a point located in Lot 28)

Being the same property conveyed to Cathy L. Story by Warranty Deed of record as Instrument Number 20191213-0128653 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; all in the Davidson County Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustee or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

IN TESTIMONY WHEREOF, this instrument has been executed this 17th day of August, 2023, by the undersigned.

CATHY L. STORY

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared CATHY L. STORY to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(1)(C)(vi).