Karen Johnson Davidson County
Batch# 1048452 DEEDWARR
09/11/2023 11 41 44 AM 3 pgs
Fees $17 00 Taxes $0 00
20230911-0071029

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Pamela Franklin Lovell, as Co-Trustee, Affiant

Subscribed and sworn to before me,
this 11th day of September, 2023

J Anderson
Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
David Edward Lovell and Pamela Franklin Lovell, Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust 120 Ransom Avenue Nashville, TN 37205	David Edward Lovell and Pamela Franklin Lovell, Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust 120 Ransom Avenue Nashville, TN 37205	104 10 0O 011.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **KATHLEEN R. ROSENTHAL, as TRUSTEE OF THE DOUBLE R. TRUST U/A/D January 5, 2018** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **DAVID EDWARD LOVELL and PAMELA FRANKLIN LOVELL, as Co-Trustees of the DAVID AND PAMELA LOVELL TENNESSEE COMMUNITY PROPERTY TRUST under agreement dated December 9, 2015** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest

in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land situated in Davidson County, Tennessee, being Lot No. 11 on the Plan of Byron Close, as shown on plat of record in Instrument No. 20131018-0108864, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed from Barlow Builders, LLC to Kathleen R. Rosenthal, Trustee of the Double R. Trust under agreement dated January 5, 2018, by Warranty Deed dated January 5, 2018, recorded as Instrument Number 20180109-0002929, Register's Office for Davidson County, Tennessee. The date of the Double R. Trust was incorrect on this Warranty Deed and was later corrected by an Affidavit of Scrivener's Error dated January 11, 2018, recorded as Instrument Number 20180118-0005116, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

a. A Deed of Trust of record as Instrument Number 20180223-0017200, Register's Office for Davidson County, Tennessee, made by Kathleen R. Rosenthal, not personally but as Trustee on behalf of the Double R. Trust, in favor of Renasant Bank

b. All matters appearing on the Plan of Elmington Place Subdivision, of record in Book 547, page 59, Register's Office for Davidson County, Tennessee.

c. All matters appearing on the Plan of Byron Close, of record as Instrument Number 20131018-0108864, Register's Office for Davidson County, Tennessee.

d. Declarations of Covenants, Conditions and Restrictions of record as Instrument Number 20130919-0098904, Register's Office for Davidson County, Tennessee

e. Charter for Byron Close Homeowner's Association of record as Instrument Number 20130920-0099126, Register's Office for Davidson County, Tennessee.

f. Inspection and Maintenance Agreement for Private Stormwater Management of record as Instrument Number 20121121-0107473, Register's Office for Davidson County, Tennessee.

g. Ingress and Egress Easements of record as Instrument Number 20140910-0082693 and Instrument Number 20140910-0082694, Register's Office for Davidson County, Tennessee.

h Permanent Utility Easement of record in Book 4764, page 345, Register's Office for Davidson County, Tennessee.

i. Sanitary Sewer Easement of record in Book 3573, page 442, Register's Office for Davidson County, Tennessee.

j. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 3957, page 955, Register's Office for Davidson County, Tennessee.

This is improved property known as 120 Ransom Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey

it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

SIGNED this the 11 day of September, 2023.

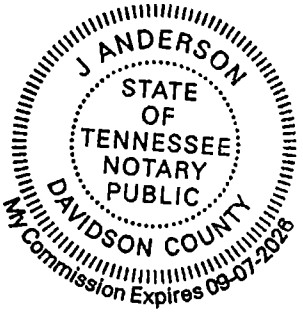
Kathleen R Rosenthal Trustee

KATHLEEN R. ROSENTHAL, as Trustee of the Double R. Trust under agreement dated January 5, 2018

STATE OF TENNESSEE)
)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHLEEN R. ROSENTHAL, as TRUSTEE OF THE DOUBLE R. TRUST under agreement dated January 5, 2018**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 11 day of September, 2023.



J Anderson

Notary Public

My Commission Expires: _____