Davidson County
DEEDWARR
Batch# 1049274
09/13/2023 08 37 30 AM
2 pgs
Fees $12 00 Taxes $0 00
20230913-0071688

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 MARYLAND WAY, SUITE 402
BRENTWOOD, TN 37027

Map #131001-0A, Parcel #155.00-CO

WARRANTY DEED

Owner & Property Address.
GRAYCE A. MCKINNEY, Trustee,
GRAYCE A. MCKINNEY REVOCABLE LIVING TRUST
4116 Legend Hall Drive
Nashville, TN 37215

Mail Tax Statement to
Grayce A. McKinney
4116 Legend Hall Drive
Nashville, TN 37215

The GRANTOR, GRAYCE A. MCKINNEY, 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:

GRAYCE A. MCKINNEY, Trustee,
GRAYCE A. MCKINNEY REVOCABLE LIVING TRUST,
dated August 28, 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 Lot 4116 on the Plan of Legend Hall as of record in Plat Book 5200, Page 275, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James W. McKinney and wife, Grayce A. McKinney by Warranty Deed of record as Instrument Number 20070228-0024917 in the Register's Office of Davidson County, Tennessee. The said James W. McKinney died on January 15, 2013, and title having vested in Grayce A. McKinney as surviving tenant by the entirety.

This conveyance is subject to Declaration of covenants, Conditions, By-Laws and Restrictions for Legend Hall, of record in Instrument No. 20030612-0081622, amended in Instrument No. 20030815-0118252, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons); Charter of Incorporation of Association of Owners of Legend Hall Corporation of record in Instrument No. 20030612-0081621, Register's Office for Davidson County, Tennessee; all matters appearing on the Plan of record as Book 5200, Page 275, Register's Office for Davidson, Tennessee.

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 28th day of August, 2023, by the undersigned.

Grayce A. McKinney

GRAYCE A. MCKINNEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared GRAYCE A. MCKINNEY 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 28th day of August, 2023.

Katina H. Gaines

NOTARY PUBLIC

My Commission Expires: 

My Comm. Exp. 5-5-2027

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