THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1051779 DEEDWARR
09/19/2023 01:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230919-0073640

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.

Lori Williams Nixon

Lori Williams Nixon, as Trustee, Affiant

Subscribed and sworn to before me,
this 19th day of September, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
James Howard Nixon III and Lori Williams Nixon, Co-Trustees of the James and Lori Nixon Revocable Trust 4706 Lealand Lane Nashville, TN 37220	James Howard Nixon III and Lori Williams Nixon, Co-Trustees of the James and Lori Nixon Revocable Trust 4706 Lealand Lane Nashville, TN 37220	13213002800

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, we, **JAMES H. NIXON III and wife, LORI NIXON** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **JAMES HOWARD NIXON III and LORI WILLIAMS NIXON, as Co-Trustees of the JAMES AND LORI NIXON REVOCABLE TRUST under agreement dated September 19, 2023** (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:

Being Lot No. 34 on the Map of the Second Addition to Gateway Acres, described according to survey made by Blanchard & Parrish, Engineers, April 15, 1941, as follows:

Beginning on the easterly margin of Lealand, formerly Glendae Lane, at the common corner of Lot Nos. 33 and 34; thence with the line between said two lots, eastwardly 556.5 feet to the westerly margin of Kirkman Lane; thence with the westerly margin of said lane, northwardly 200 feet to the common corner of Lot Nos. 34 and 35; thence with the line between said two lots, westwardly 559.3 feet to the easterly margin of Lealand Lane; thence with the westerly margin of said lane southwardly 200 feet to the beginning.

Being the same property conveyed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWMBS, Inc., CHL Mortgage Pass-Through Trust 2005-24 Mortgage Pass-Through Certificate, Series 2005-24, to James H. Nixon III and Lori Nixon, husband and wife, by Special Warranty Deed dated April 12, 2010, recorded as Instrument Number 20100517-0037797, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. The Deed of Trust of record as Instrument Number 20191001-0099825, Register's Office for Davidson County, Tennessee, made by James H. Nixon III and Lori W. Nixon (a/k/a Lori Nixon) in favor of Regions Bank.
2. All restrictive covenants, zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants, conditions, or restrictions of record that would violate Title 42 USC 3604.

This is improved property commonly known as 4706 Lealand Lane, Nashville, Tennessee 37220.

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 themselves, their 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.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 19th day of September, 2023.

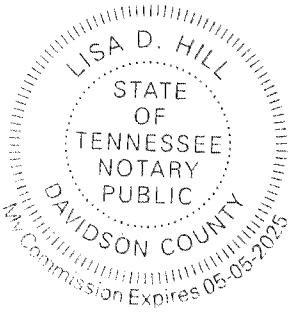
JAMES H. NIXON III

LORI NIXON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES H. NIXON III** and **LORI NIXON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 19th day of September, 2023.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. 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 Sept. 19, 2023.

9-19-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of September, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

