Karen Johnson Davidson County
Batch# 1059895 DEEDWARR
10/12/2023 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231012-0079853

Prepared By and Return to:
Edward P. Jordan II, Esq.
1460 East Highway 50
Clermont, Florida 34711

CONVEYANCE DEED TO TRUSTEE

THIS CONVEYANCE DEED TO TRUSTEE, made and executed this 9th day of October, 2023, by William R. Link, a married man, of 354 Salt Marsh Lane, Groveland, Florida, 34736, as Trustee of the William R. Link Revocable Trust dated December 26, 2017 (hereinafter collectively "the Grantor") and William R. Link, a married man, of 354 Salt Marsh Lane, Groveland, Florida, 34736, as Trustee of the October 9, 2023 William R. Link Inter Vivos Revocable Trust Agreement (hereinafter "Grantee"). (Send tax bills to same.)

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00 (ten dollars) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release all that certain land situate, lying and being in the County of Davidson, State of Tennessee, and more fully described as:

Lot 215 Cross Timbers, Section 4, of record in Book 4175 Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William R. Link, Trustee of the William R. Link Revocable Trust dated December 26, 2017, from William Link, of record in Instrument No. 20180427-0039983, Register's Office for Davidson County, Tennessee.

This is improved property known as 237 Carriage Drive, Nashville, Tennessee, 37221.

Map-Parcel Nos: 142 02 0 170.00

and subject to covenants, restrictions, easements and limitations of record and taxes for the current year 2023 and all subsequent years.

TO HAVE AND TO HOLD TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining the same in fee simple forever, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit behoove of the Grantee; and to hold said real estate with the appurtenances upon the trust and for the uses and purposes herein set forth. The Trustee is hereby given the power and authority to protect, conserve and to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property hereinabove described, in whatever manner the Trustee deems best. In no way shall any party dealing with said Trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust; and every

deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon on claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022. ***GRANTOR HEREIN AFFIRMS*** that he does not reside on the above-described property and that said property is his homestead and that the property conveyed herein, therefore, does not constitute homestead property. *This deed has been prepared without title examination at the request of Grantor and Grantee and no opinion of title has been given.*

IN WITNESS WHEREOF, *Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:*

William R. Link

William R. Link, Grantor

Barbara St. Clair (Witness)
1460 East Highway 50
Clermont, Florida, 34711

Terry Piper

Terry Piper (Witness)
1460 East Highway 50
Clermont, Florida, 34711

STATE OF FLORIDA)
COUNTY OF LAKE)

On this 9th day of October, 2023, before me, the undersigned, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared William R. Link known to me to be the person whose name is subscribed to the within Conveyance Deed to Trustee by the presentation of his Florida Driver's License and acknowledged to me that he freely and voluntarily executed the foregoing Conveyance Deed to Trustee and did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

EDWARD P. JORDAN
MY COMMISSION # HH 105688
EXPIRES: July 1, 2025
Bonded Thru Notary Public Underwriters

Edward P. Jordan II, Notary Public

EXHIBIT "A" to TRUST AGREEMENT

Estates/ Link, Willliam & Penny/ Conveyance Deed, his

Certificate of Authenticity

I, Edward P. Jordan II, Esq., 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 October 9, 2023.

Affiant Signature

10-9-2023
Date

State of Florida

County of Lake

Sworn to and subscribed before me this 9th day of October, 2023.

Notary's Signature

My Commission Expires: 8-13-2027
Date

Notary's Seal (if on paper)

BARBARA ST. CLAIR
NOTARY PUBLIC
MY COMMISSION
EXPIRES 8-13-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 432565

Oath of Consideration

I hereby swear that the actual consideration or value, whichever is greater, for this transfer is $_____.

Or the basis of the exemption in place of the oath of consideration: Transfer to living Revocable Trust Agreement in which I am the settlor & Truster

Edward P. Jordan II, Esq.
Attorney for William R. Link

STATE OF FLORIDA)
COUNTY OF LAKE)

On this 10th day of October, 2023, before me personally appeared Edward P. Jordan II, Esq., personally known to me to be the person whose name is subscribed to the above Oath of Consideration.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

BARBARA ST. CLAIR NOTARY PUBLIC MY COMMISSION EXPIRES 8-13-2027 STATE OF FLORIDA COMMISSION NUMBER HH 432565

Barbara St. Clair, Notary Public