THIS INSTRUMENT PREPARED BY AND RETURN TO:
WILLIAMS McDANIEL, PLLC
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Karen Johnson Davidson County
Batch# 1065539 DEEDWARR
10/27/2023 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231027-0084157

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CHRIS A. DELONG and KAROL ANN DELONG, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto CHRIS ALLAN DELONG and KAROL ANN DELONG, Trustees of the CHRIS AND KAROL ANN DELONG LIVING TURST dated the 13th day of October, 2023, hereinafter called the Grantees, and said Trustees' successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Oak Hill Estates Section Three of record in Book 4860, Page(s) 3 and 4, Register's Office for said County.

This real property being all or part of the property conveyed to the Grantor by deed of record in Instrument No. 20220629-0075189 in the Register's Office of Davidson County, Tennessee recorded on June 29, 2022.

This conveyance is made subject to easements of record in the records of the Register's Office of Davidson County, Tennessee. This real property is being conveyed subject to real estate taxes and assessments for all years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees and Grantees' successors, heirs and assigns forever; and Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantees and Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor states that the purpose of this Deed is to transfer the entire right, title and interest of Grantors in and to said real property to the **CHRIS AND KAROL ANN DELONG LIVING TRUST dated the 13th day of October, 2023.** The trust is a community property trust

established pursuant to Tennessee Code Annotated 35-17-103. The Trustees and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustees in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a community property living trust established pursuant to Tennessee Code Annotated 35-17-103. 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)(3)(F).

WITNESS the Grantors' hands in Memphis, Tennessee on this 13th day of October, 2023.

Chris A. DeLong

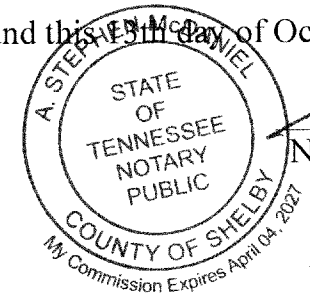
Karol Ann DeLong

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared CHRIS AND KAROL ANN DELONG, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand this 13th day of October, 2023.

(SEAL)



NOTARY PUBLIC

New Owner Name and Address: Chris Allan DeLong and Karol Ann DeLong, Trustees 889 Lakemont Drive Nashville, TN 37220	Mail Tax Notice to: Chris Allan DeLong and Karol Ann DeLong, Trustees 889 Lakemont Drive Nashville, TN 37220
Property Address: 889 Lakemont Drive Nashville, TN 37220	Parcel Id Number: 160-09-0-025.00
This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(3)(F). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(5).	

I, A. STEPHEN MCDANIEL, 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 this the 27th day of October, 2023.

A. Stephen McDaniel

State of Tennessee
County of Shelby

Personally appeared before me, Claire Henry, a notary public for this county and state, A. Stephen McDaniel, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

WITNESS my hand and Notarial Seal at office this the 27th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

