THIS INSTRUMENT PREPARED BY AND RETURN TO:
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Karen Johnson Davidson County
Batch# 1069178 DEEDWARR
11/07/2023 08:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231107-0086907

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, **Janet R. Naifeh**, unmarried, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Janet R. Naifeh, Trustee of the Janet R. Naifeh Living Trust dated the 3rd day of November, 2023**, hereinafter called the Grantee, and said Trustee's successors, heirs and assigns, all of Grantor's undivided interest in and to tracts or parcels of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3-A of the Pointset Condominiums, as shown on Exhibit "B" to Master Deed and By-Laws of Pointset, Lots 3 and 4 Condominium of record in Book 5328, Page 675, and amended in Book 5970, Page 282, Register's Office for said County, and being located on Lot 3 on the Plan of Pointset of record in Book 5050, Page 65, said Register's Office, together with appurtenant interest in the common and limited areas as set out in said Master Deed and By-Laws of record in 5328, pages 675-690 and amended in Book 5970, Page 282, said Register's Office, as shown on said Exhibit "B" attached thereto at Page 690, said Register's Office.

This real property being all or part of the property conveyed to the Grantor by deed dated October 29, 2003 and recorded of record on October 31, 2003 as Instrument No. 20031031-0160010, in the Register's Office of Davidson County, Tennessee.

This real property is being conveyed subject to Subdivision Restrictions, Building Lines, and Easements of record in the Register's Office of Davidson County, Tennessee. This real property is unencumbered except for 2023 City of Nashville and 2023 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed

of said land in fee simple, has 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 Grantee and Grantee's 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 Grantor in and to said real property to the **Janet R. Naifeh Living Trust dated the 3rd day of November, 2023**. The Trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee 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 Trustee 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 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).

WITNESS the Grantor's hand in Nashville, Tennessee on this 3rd day of November, 2023.

JANET R. NAIFEH, GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Janet R. Naifeh**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand this 3rd day of November, 2023.

(SEAL)

RYAN BREEGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

New Owner Name and Address: Janet R. Naifeh, Trustee of the Janet R. Naifeh Living Trust dated the 3rd day of November, 2023 2713 Abbott Martin Road Nashville, TN 37215	Mail Tax Notice to: Janet R. Naifeh, Trustee of the Janet R. Naifeh Living Trust dated the 3rd day of November, 2023 2713 Abbott Martin Road Nashville, TN 37215
Property Address: 2713 Abbott Martin Road Nashville, TN 37215	Parcel Id Number: Map 117-13-0-A Parcel 131co
This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(1)(C)(iv). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(1)(E).	

4879-5729-8572, v. 1

I, R. Scott Vincent, 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 6th day of November, 2023.

R. Scott Vincent

State of Tennessee
County of Shelby

Personally appeared before me, Claire Henry, a notary public for this county and state, R. Scott Vincent, 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 6th day of November, 2023.

Notary Public

MY COMMISSION EXPIRES:

