Karen Johnson Davidson County
Batch# 1070385 DEEDQC
11/13/2023 11:48:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231113-0088158

**This Instrument prepared by and upon recordation return to:**
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Douglas E. Warne and Sara W. Warne, Co-Trustees
Warne Family Trust
3605 Saratoga Drive
Nashville, TN 37205

Send tax notice to: Douglas E. Warne and Sara W. Warne, Co-Trustees
Warne Family Trust
3605 Saratoga Drive
Nashville, TN 37205

Map and Parcel No. 117 02 0 001.00

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# QUITCLAIM DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

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FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Douglas E. Warne and Sara W. Warne**, husband and wife, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Douglas E. Warne and Sara W. Warne, Co-Trustees of the Warne Family Trust** ("Grantees"), a revocable living trust under agreement dated November 8, 2023, Grantors' entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lots No. 25 and 26, Block "A" on the Plan of Bellwood, of record in Plat Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

The legal description is taken from the prior deed of record. This improved property is commonly referred to as 3605 Saratoga Drive, Nashville, Tennessee 37205.

This conveyance is subject to all matters shown on the Plan of Bellwood of record in Plat Book 547, pages 149-50, Register's Office of Davidsion County, Tennessee and the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 4081, page 728, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from William J. Brannick and wife, Toni Brannick, to Douglas E. Warne and Sara W. Warne, by warranty deed, of record in Instrument No. 20060518-0058246, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 8 day of November, 2023.

**Douglas E. Warne**

**Sara W. Warne**

STATE OF WILLIAMSON )
COUNTY OF TENNESSEE )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainors, **Douglas E. Warne and Sara W. Warne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of November, 2023.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 21, 2025
COUNTY OF WILLIAMSON

## EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.