Karen Johnson Davidson County
Batch# 1071194 DEEDWARR
11/14/2023 08:13:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231114-0088550

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 096 05 0 013.00

WARRANTY DEED

Property Address & New Owner:
MICHAEL D. VOLTZ or
ELIZABETH A. VOLTZ, Trustees of the
VOLTZ REVOCABLE LIVING TRUST
242 Cumberland Circle
Nashville, TN 37214

Mail Tax Statement to:
Michael D. Voltz
Elizabeth A. Voltz
2715 Overhill Circle
Nashville, TN 37214

The **GRANTORS, MICHAEL D. VOLTZ and wife, ELIZABETH A. VOLTZ,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

MICHAEL D. VOLTZ or ELIZABETH A. VOLTZ, Trustees of the VOLTZ REVOCABLE LIVING TRUST, dated October 11, 2023

The VOLTZ REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of Lot No. 90 on the Map of Bluefields, Section No. 2, of record in Book 843, Page 34, of the Register's Office for said County, and being Lot "H" on the Plan of R.D. Stanford's Re-Subdivision of Lots Nos. 90, 91, 92, and 93, not of record, described according to a copy of a survey thereof made by Z.J. Wilkinson, Surveyor, April 6, 1940, as follows:
>
> Beginning at a point in the southerly margin of Cumberland Circle 25 feet east of the common corner of Original Lots Nos. 90 and 91, being the common corner of Lots "G" and "H" of said Subdivision; thence with the line between said lots southerly 304 feet to a point which is 26 feet east of the common corner of Lots No. "H" and "I"; thence with the line between said lots northerly 305.5 feet to the southerly margin of Cumberland Circle; thence with the margin of the same westerly 72 feet to the point of beginning.

Being the same property conveyed to MICHAEL D. VOLTZ and wife, ELIZABETH A. VOLTZ, by Warranty Deed of record at Instrument No. 20071030-0127697 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 843, Page 34, and any and all restrictions, existing roadways, easements and rights-of-way of record, all in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 11th day of October, 2023, by the undersigned.

MICHAEL D. VOLTZ

ELIZABETH A. VOLTZ

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MICHAEL D. VOLTZ** and **ELIZABETH A. VOLTZ,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 11th day of October, 2023.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 11th day of October, 2023.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: My Comm. Exp. 01-19-2025