Karen Johnson Davidson County
Batch# 1073564 DEEDWARR
11/20/2023 02:18:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231120-0090292

THIS INSTRUMENT PREPARED BY:

Randle S. Davis, Esq.
103 Wexford Hall
Hendersonville, TN 37075
Based upon information supplied by Grantor.

{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(C)(vi}

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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NOS.:**
Joan Hager Davis, Trustee 429 Davidson Road Nashville, TN 37205	-same-	115 08 0 068.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, but in order to implement the transfer of real property to a revocable living trust in accordance with T.C.A. Section 67-4-409(a)(1)(C)(vi), **Joan Hager Davis** (hereinafter referred to as "Grantor"), does hereby grant, transfer, and convey unto **Joan Hager Davis**, as Trustee of the **JHD Living Trust (u/a/d: 11/20/2023)** (hereinafter referred to as "Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land situated in Davidson County, State of Tennessee, to wit:

TRACT NO. 1: Land in Davidson County, Tennessee, being lot No. 8 on the plan of West Meade Village, Section C-1, as of record in Book 2331, Page 25, Register's Office for said Davidson County, described as follows:

Beginning on the southerly margin of Davidson Road at the corner of lots Nos. 7 and 8; thence with the line between said two lots southwardly 383.7 feet; thence south 72° 04' west 290.9 feet to a monument in the easterly margin of Bresslyn Road; thence with said Road north 0° 36' west 181.4 feet to a monument; thence in a northerly direction with said Road 94.3 feet to a monument; thence leaving said Road north 3° 31' east 117 feet to the southerly margin of Davidson Road; thence with said Road north 68° 41' east 117.2 feet to a monument; thence continuing with said Road in an easterly direction 71.8 feet to the beginning.

TRACT NO. 2: Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Davidson Road at the northwest corner of lot No. 18 on the plan of West Meade Village, Section C-1, as of record in Book 2331, Page 25, Register's Office for said County; thence with the western boundary line of said lot No. 8 southerly 117 feet to the easterly margin of Bresslyn Road; thence with said Road northerly 70 feet to the beginning of a curve; thence around said curve north-easterly 39.3 feet to the southerly margin of Davidson Road; thence with the same easterly 32 feet to the beginning.

Being the same property conveyed to Auburn Hager and wife, Joan Hager (a/k/a Joan Hager Davis), by Warranty Deed from Patterson & Fox Construction Company, a general partnership, dated November 21, 1967, and of record in Book 4192, Page 322, and re-recorded in Book 4198, Page 605, of the Office of the Register of Deeds for Davidson County, Tennessee. Said Auburn Hager having subsequently passed away on January 27, 1998, leaving Joan Hager (a/k/a Joan Hager Davis) as sole owner in and to one hundred percent (100%) of said property by tenants by the entireties.

This conveyance is made subject to restrictive covenants of record in Book 1473, Page 206, and Book 1783, Page 175, Register's Office for Davidson County, Tennessee, owner's certificate, 10-foot easement for public utilities, 60-foot building setback line from Bresslyn Road, 100-foot building setback line from Davidson Road, as shown on plan of record in Book 2331, Page 25, Register's Office for said County.

Included within the above property descriptions but specifically excluded therefrom is the following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the final plat of the Resubdivision of Lot No. 8, plan of West Meade Village, Section C-1, Book 2331, Page 25, R.O.D.C., TN and a small adjacent tract of land of record at Instrument No. 20041220-0151209, Registers Office of Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carpenter Construction, Inc. by Warranty Deed from Joan Hager Davis (f/k/a Joan Hager) dated February 9, 2005, and of record as Instrument #20050211-0015860 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 429 Davidson Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, his/her successors 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.

Witness my hand this 20 day of November 2023.

Joan Hager Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Joan Hager Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 28th of November 2023.

Notary Public

07/08/24
My Commission Expires

RANDLE S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(E), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(C)(vi).}

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