THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1081738 DEEDWARR
12/14/2023 10:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231214-0096461

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Alex Nicole Kelly

Alex Nicole Kelly, as Trustee, Affiant

Subscribed and sworn to before me,
this 14th day of December, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Cooper Alan Samuels and Alex Nicole Kelly, Co-Trustees of the Cooper Samuels and Alex Kelly Revocable Trust 5319 Lancelot Road Brentwood, TN 37027	Cooper Alan Samuels and Alex Nicole Kelly, Co-Trustees of the Cooper Samuels and Alex Kelly Revocable Trust 5319 Lancelot Road Brentwood, TN 37027	159-03-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **COOPER ALAN SAMUELS and ALEX NICOLE KELLY**, a married couple (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **COOPER ALAN SAMUELS and ALEX NICOLE KELLY, as Co-Trustees of the COOPER SAMUELS AND ALEX KELLY REVOCABLE TRUST under agreement dated December 14, 2023** (the "Grantee"), its

successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 39 on the Plan of Section Two, Camelot Acres, as of record in Book 3700, Page 151, Register's Office for said County.

Said Lot No. 39 fronts 241.67 feet on the Westerly side of Lancelot Road and extends back 251.35 feet on the Northerly line and 184.9 feet on the Southerly line to a dead line measuring 186.42 feet thereon.

Being the same property conveyed from Alex Kelly to Cooper Alan Samuels and Alex Nicole Kelly, husband and wife, by Quitclaim Deed dated May 21, 2020, recorded as Instrument Number 20200528-0055121, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, restrictions (as amended or supplemented), easements, utility easements, or rights of ways for public utilities that appear in the appropriate public record:

1. A Deed of Trust of record as Instrument Number 20200528-0055122, Register's Office for Davidson County, Tennessee, securing a promissory note dated May 21, 2020, made by Cooper Alan Samuels and Alex Kelly in favor of FirstBank in the original principal amount of $811,171.55.

2. A Deed of Trust of record as Instrument Number 20210413-0049094, Register's Office for Davidson County, Tennessee, securing a promissory note dated April 5, 2021, made by Alex Nicole Kelly and Cooper Alan Samuels, husband and wife, in favor of CapStar Bank in the original principal amount of $810,000.00.

3. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Camelot Acres, Section II, as recorded in Plat Book 3700, Page 151.

4. Covenants, conditions, and restrictions as set forth in the Deed recorded in Book 4193, Page 144.

This is improved property commonly known as 5319 Lancelot Road, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 14th day of December, 2023.

COOPER ALAN SAMUELS

ALEX NICOLE KELLY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COOPER ALAN SAMUELS** and **ALEX NICOLE KELLY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of December, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 December 14, 2023

12-14-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of December, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

