Karen Johnson Davidson County
Batch # 1082947 DEEDWARR
12/18/2023 09:15:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231218-0097172

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

Parcel ID: 161 10 0A 087.00

WARRANTY DEED

Property Address & New Owner:
DEBORAH A. HILLIN, Trustee
DEBORAH A. HILLIN
REVOCABLE LIVING TRUST
5465 Village Way
Nashville, TN 37211

Mail Tax Statement to:
Deborah A. Hillin
5465 Village Way
Nashville, TN 37211

The **GRANTOR, DEBORAH A. HILLIN, unmarried,** 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, does hereby bargain, sell, convey, and confirm the below-described property to:

DEBORAH A. HILLIN, Trustee of the
DEBORAH A. HILLIN REVOCABLE LIVING TRUST,
dated December 8, 2023

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

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Village of Brentwood, Phase One, of record in Book 5200, page 613, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to DEBORAH A. HILLIN, unmarried, by Warranty Deed of record in Book 10044, Page 212 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE 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 8th day of December, 2023, by the undersigned.

DEBORAH A. HILLIN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DEBORAH A. HILLIN,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 8th day of December, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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 8th day of December, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025