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# 1083943 DEEDWARR
12/19/2023 03:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231219-0097930

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.

Mary Elizabeth Bridges, as Trustee, Affiant

Subscribed and sworn to before me,
this 19th 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:
William Moss Wilson, Jr. and Mary Elizabeth Bridges, Co-Trustees of the William Wilson and Mary Bridges Revocable Trust 3111 Overlook Drive Nashville, TN 37212	William Moss Wilson, Jr. and Mary Elizabeth Bridges, Co-Trustees of the William Wilson and Mary Bridges Revocable Trust 3111 Overlook Drive Nashville, TN 37212	104-10-0-24200

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, **WILLIAM MOSS WILSON, JR. and wife, MARY BRIDGES** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM MOSS WILSON, JR. and MARY ELIZABETH BRIDGES, as Co-Trustees of the WILLIAM WILSON AND MARY**

BRIDGES REVOCABLE TRUST administered under agreement dated December 19, 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:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Glenn Monroe Property, as of record in Book 4470, page 42, Register's Office for said County. Said Lot No. 1 fronts 100.00 feet on the southerly side of Overlook Drive and runs back between line, 150.00 feet on the easterly side, and 172.0 feet on the westerly side, which is along the easterly margin of 32nd Ave., South, to a line in the rear on which it measures 104.4 feet thereon.
>
> Being the same property conveyed by Talbert Construction Advisors, LLC to William Moss Wilson, Jr. and Mary Bridges, husband and wife, by deed dated November 1, 2018, recorded as Instrument No. 20181105-0109626, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as set forth on the plat of record in Plat Book 4470, page 42, Register's Office for said County.
>
> This is improved property commonly known as 3111 Overlook Drive, Nashville, Tennessee 37212.

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 19th day of December, 2023.

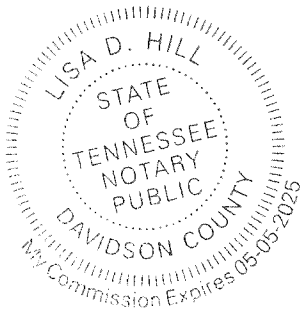
WILLIAM MOSS WILSON, JR.

MARY BRIDGES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM MOSS WILSON, JR. and MARY BRIDGES**, 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 19th day of December, 2023.



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 19, 2023

12-19-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of December, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

