Karen Johnson Davidson County
Batch# 1086490 DEEDWARR
12/29/2023 10:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231229-0100078

WARRANTY DEED

MAIL RECORDED DEED TO:

GINA GAEDKE, ESQ.
GRANSTAFF, GAEDKE & EDGMON, PC
5535 FREDERICKSBURG ROAD
SUITE 110
SAN ANTONIO, TX 78229

OWNER (SEND TAX BILLS TO):

LINDA DIANE EUBANKS, TRUSTEE
23603 MESSINA CANYON
SAN ANTONIO, TX 78255

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDA DIANE EUBANKS, a widow, who acquired title as unmarried (herein, "Grantor"), whose address is 23603 Messina Canyon, San Antonio, TX 78255, hereby sells, transfers and conveys to LINDA DIANE EUBANKS, TRUSTEE, or any successors in trust, under the LINDA D. EUBANKS LIVING TRUST dated October 23, 2023 and any amendments thereto (herein, "Grantee"), whose address is 23603 Messina Canyon, San Antonio, TX 78255, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1509 Tolkein Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 173090A40000CO

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 7th day of December, 2023

GRANTOR:

Linda Diane Eubanks

Linda Diane Eubanks

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Linda Diane Eubanks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2023

[Affix Notary Seal]

BLANCA A LIMON
Notary Public, State of Texas
My Comm. Exp. 06-01-2026
Notary ID 13378979-2

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-26

OATH OF CONSIDERATION

STATE OF Texas
COUNTY OF Bexar

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

Linda D. Eubanks Living Trust dated October 23, 2023

Linda Diane Eubanks

Linda Diane Eubanks, Trustee

Subscribed and sworn to under oath before me, this 7th day of December, 2023 by Linda Diane Eubanks, as Trustee of Linda D. Eubanks Living Trust dated October 23, 2023.

[Affix Notary Seal]

BLANCA A LIMON
Notary Public, State of Texas
My Comm. Exp. 06-01-2026
Notary ID 13378979-2

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6.1.26

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 334 on the Plan of Phase Five, Lenox Village of record in Plat at Instrument No. 20050120-0007427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to:

Taxes for the current year and subsequent years.

- Plan of record as Instrument Number 20050120-0007427, Register's Office of Davidson County, Tennessee.
- Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825,supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326- 0030449, Register's Office for Davidson County, Tennessee.
- Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood for Lenox Village with By-Laws appended thereto, of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20040526-0062220, corrected in Instrument No. 20050113-0005133, amended in Instrument No. 20070103-0001284, and Instrument No. 20070830-0104306, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050323-0031576 in the Register's Office for Davidson County, Tennessee.
- Charter for Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040305-0025146, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro of record in Instrument Number 20010918-0100849 and Instrument No. 20010819-0100851, in the Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20191017-0106624 on October 17, 2019.

PIN NO: 173090A40000CO

STREET ADDRESS:

1509 Tolkein Lane, Nashville, TN 37211

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

23-085358-06 (DS)

Tennessee Certification of Electronic Document

I, Debra Salce, 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 12-7-23 (date of document).

Affiant Signature

12-28-23
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 28th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025

202312290100078