Karen Johnson Davidson County
Batch# 1086806 DEEDWARR
12/29/2023 11:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231229-0100137

WARRANTY DEED

MAIL RECORDED DEED TO:

SHANNON M. PAWLEY, ESQ.
ELDER & DISABILITY LAW FIRM OF
VICTORIA L. COLLIER PC DBA, THE
ESTATE & ASSET PROTECTION LAW FIRM
315 WEST PONCE DE LEON AVENUE
SUITE 600
DECATUR, GA 30030

OWNER (SEND TAX BILLS TO):

EMILE D. RISBY, TRUSTEE
603 WOODSTONE ROAD
LITHONIA, GA 30058

FOR NO CONSIDERATION ($0.00), EMILE D. RISBY, a married man (herein, "Grantor"), whose address is 603 Woodstone Road, Lithonia, GA 30058, hereby sells, transfers and conveys to EMILE D. RISBY, TRUSTEE, or any successors in trust, under the SPIDER TRUST dated January 23, 2019 and any amendments thereto (herein, "Grantee"), whose address is 603 Woodstone Road, Lithonia, GA 30058, 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: 3017 Vista Drive, Nashville, TN 37218

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: 059 01 0 008.00

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 15th day of December, 2023.

GRANTOR:

Emile D. Risby

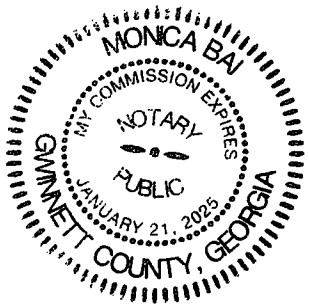
STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emile D. Risby, 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 15th day of December, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/21/2025



OATH OF CONSIDERATION

STATE OF Georgia
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Grantee:

Spider Trust dated January 23, 2019

Emile D. Risby, Trustee

Subscribed and sworn to under oath before me, this 15th day of December, 2023 by Emile D. Risby, as Trustee of Spider Trust dated January 23, 2019.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/21/2025

MONICA BAI NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 21, 2025

EXHIBIT A

[Legal Description]

Land in Davidson County Tennessee being Lot No. 8 on the Plan of R.B. Beals Subdivision, Section 1, of record in Book 3700, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

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. 20230120-0004692 on January 20, 2023.

PIN NO: 059 01 0 008.00

STREET ADDRESS:

3017 Vista Drive, Nashville, TN 37218

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.

Tennessee Certification of Electronic Document

I, Phillip Smith, 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 15, 2023 (date of document).

Phillip Smith
Affiant Signature

December 21, 2023
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this day 21 of December, 2023

JANNA M. LINDSTROM
Notary Public - State of Florida
Commission # HH 397631
My Comm. Expires May 11, 2027
Bonded through National Notary Assn.

Janna M. Lindstrom
Notary's Signature

MY COMMISSION EXPIRES: May 11, 2027

NOTARY'S SEAL