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# 1091009 DEEDWARR
01/12/2024 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240112-0002729

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.

Katherine Kerns Hall, as Trustee, Affiant

Subscribed and sworn to before me,
this 11th day of January, 2024.

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:
Graves Scott Hall and Katherine Kerns Hall, Co-Trustees of the Scott and Kathy Hall Revocable Trust 215 Lauderdale Road Nashville, TN 37205	Graves Scott Hall and Katherine Kerns Hall, Co-Trustees of the Scott and Kathy Hall Revocable Trust 215 Lauderdale Road Nashville, TN 37205	11914011400

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, **GRAVES SCOTT HALL and wife, KATHERINE K. HALL** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **GRAVES SCOTT HALL and KATHERINE KERNS HALL, as Co-Trustees of the SCOTT AND KATHY HALL REVOCABLE TRUST administered under agreement dated January 11, 2024** (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. 63 on the Plan of Tuggle Heights of record in Plat Book 1130, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 63 fronts 60 feet on the West side of Wingate Avenue and runs back between lines, 199.35 feet on the North line, 200.8 feet on the South line to a dead line on which it measures 58.1 feet.
>
> Being the same property conveyed by Stephanie Stamper to Graves Scott Hall and Katherine K. Hall, husband and wife, by deed dated January 16, 2015, recorded as Instrument No. 20150123-0006681, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictions, easements and planning documents of record.

This is improved property commonly known as 2907 Wingate Avenue, Nashville, Tennessee 37211.

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.

[Signatures on the following page.]

SIGNED this the 11th day of January, 2024.

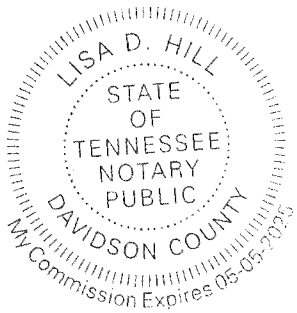
GRAVES SCOTT HALL

KATHERINE K. HALL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GRAVES SCOTT HALL and KATHERINE K. HALL**, 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 11th day of January, 2024.



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 January 11, 2024

1-17-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of January, 2024.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

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