This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Kathleen Elizabeth Hebert
5631 Myrtlewood Dr
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1093241 DEEDWARR
01/24/2024 09:44:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240124-0004617

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Kathleen H. Hebert,** surviving spouse of Ronald K. Hebert, whose address is: 5631 Myrtlewood Dr, Nashville, Tennessee 37211 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Kathleen Elizabeth Hebert, Trustee of the Kathleen Elizabeth Hebert Oath Trust, dated January 22, 2024, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 5631 Myrtlewood Dr, Nashville, Tennessee 37211, the following tract of land located in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section One, Myrtlewood Estates, of record in Book 5200, page 361, Register's Office for said County.
>
> Said Lot No. 30 fronts 110.86 feet on the southwesterly margin of Myrtlewood Drive and extends back 301.92 feet on the northwesterly line and 251.65 feet on the southeasterly line to a dead line in the rear, measuring 130.59 feet thereon.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 42837, Book 8721, Page 276 in the Register's Office of Davidson, Tennessee.

Kathleen H. Hebert originally took title with her husband, Ronald K. Hebert, as tenants by entirety. As of the date of this conveyance, Ronald K. Hebert is deceased, and which reference is being made herein for the purposes of removing and excluding his name from title to the property conveyed herein.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in

the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on January 22, 2024.

Kathleen H Hebert

Kathleen H. Hebert, GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathleen H. Hebert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this January 22, 2024.

Notary
My commission expires:

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Kathleen H Hebert

Kathleen H. Hebert, AFFIANT

Sworn to and subscribed before me this January 22, 2024.

Notary
My commission expires:

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 172 02 0 057.00

Property Address:
5631 Myrtlewood Dr, Nashville, Tennessee 37211

Name and Address of the Property Owner:
Kathleen Elizabeth Hebert

5631 Myrtlewood Dr, Nashville, Tennessee 37211

Name and Address of the Persons or Entity Responsible for Taxes:
Kathleen Elizabeth Hebert
5631 Myrtlewood Dr, Nashville, Tennessee 37211