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# 1096058 DEEDWARR
01/30/2024 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240130-0006562

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.

Carolyn Davis Buggs, as Trustee, Affiant

Subscribed and sworn to before me,
this 30th 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:
Leon Buggs and Carolyn Davis Buggs, Co-Trustees of the Leon and Carolyn Buggs Revocable Trust 209 Macfie Drive Madison, TN 37115	Leon Buggs and Carolyn Davis Buggs, Co-Trustees of the Leon and Carolyn Buggs Revocable Trust 209 Macfie Drive Madison, TN 37115	033 16 0 073.00

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, **LEON BUGGS and wife, CAROLYN BUGGS** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **LEON BUGGS and CAROLYN DAVIS BUGGS, as Co-Trustees of the LEON AND CAROLYN BUGGS REVOCABLE TRUST under agreement dated January 30, 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. 54 on the Plan of Primrose Meadows, Section I of record in Book 4675, page 18, Register's Office for Davidson County, Tennessee.
>
> Said Lot 54 fronts 63 feet on the westerly margin of Macfie Drive and extends back 206.45 feet on the northerly line and 188.45 feet on the southerly line to a dead line in the rear measuring 96.70 feet thereon.
>
> Being the same property conveyed by Edwin A. Phelps and wife, Lois M. Phelps to Leon Buggs and wife, Carolyn Buggs, by deed dated April 30, 1982, recorded in Book 5880, page 995, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to restrictive covenants of record in Book 4737, page 801 and amended in Book 5039, page 484, Register's Office for said County and easements and setback lines as set forth on the above plan of record.
>
> This is improved property commonly known as 209 MacFie Drive, Madison, Tennessee 37115.

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 30th day of January, 2024.

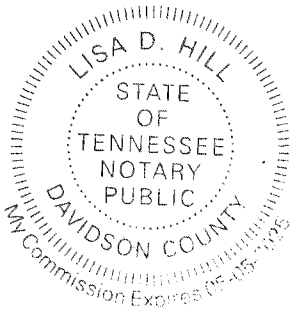
LEON BUGGS

CAROLYN BUGGS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEON BUGGS and CAROLYN BUGGS**, 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 30th day of January, 2024.



Notary Public

My Commission Expires: 4/5/2025

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 30, 2024

1-30-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of January, 2024.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

