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# 1096728 DEEDWARR
02/01/2024 11:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240201-0007123

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.

Carrie Little Stokes, as Trustee, Affiant

Subscribed and sworn to before me,
this 1st day of February, 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:
Andrew Kelley Stokes and Carrie Little Stokes, Co-Trustees of the Andrew and Carrie Stokes Revocable Trust 5551 Hillview Drive Brentwood, TN 37027	Andrew Kelley Stokes and Carrie Little Stokes, Co-Trustees of the Andrew and Carrie Stokes Revocable Trust 5551 Hillview Drive Brentwood, TN 37027	159 12 0 005.00

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, **ANDREW STOKES and wife, CARRIE STOKES** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ANDREW KELLEY STOKES and CARRIE LITTLE STOKES, as Co-Trustees of the ANDREW AND CARRIE STOKES REVOCABLE TRUST under agreement dated February 1, 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:

> Lot 48, SECTION THREE, REVISED, OAK HILL ESTATES, as shown on plat of record in Plat Book 5200, Page 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed by Adam Rimer to Andrew Stokes and Carrie Stokes, husband and wife, by Warranty Deed dated November 27, 2019, recorded as Instrument Number 20191127-0122906, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to a Deed of Trust of record as Instrument Number 20191127-0122907, Register's Office for Davidson County, Tennessee, securing a promissory note dated November 27, 2019 owed by Andrew Stokes and Carrie Stokes to Quicken Loans, Inc. in the original principal amount of Six Hundred Two Thousand Dollars ($602,000.00).
>
> This is improved property commonly known as 5551 Hillview Drive, Brentwood, Tennessee 37027.

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 1st day of February, 2024.

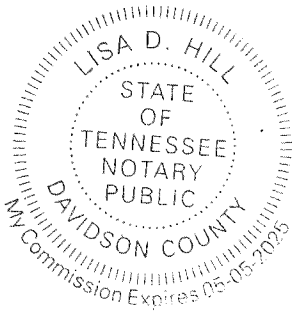
ANDREW STOKES

CARRIE STOKES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW STOKES** and **CARRIE STOKES**, 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 1st day of February, 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 February 1, 2024

2-1-2024
Date

Paul C Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of February, 2024.

Lisa D Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

