Karen Johnson Davidson County
Batch# 1100023 DEEDWARR
02/12/2024 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240212-0009497

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F) _____ Affiant Sworn to and subscribed before me this February 2, 2024. _____ Comm Exp: _____ Notary Public

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
LESLIE HUGH BANKS and CYNTHIA SUSAN BANKS, Trustees		
BANKS REVOCABLE LIVING TRUST dated February 2, 2024	Same as New Owner	087-02-0-0 40.00
4581 Raccoon Trail		
Hermitage, Tennessee 37076		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, LESLIE H. BANKS and wife, CYNTHIA S. BANKS (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, LESLIE HUGH BANKS and CYNTHIA SUSAN BANKS, Trustees of the BANKS REVOCABLE LIVING TRUST dated February 2, 2024 (Grantees), and any amendments thereto, being more particularly described as follows:

Being Lot No. 49, on the plan of New Hope Meadows, Phase II, of record in Plat Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to LESLIE H. BANKS and wife, CYNTHIA S. BANKS, by CHARLES M. WEST and wife, SYLVIA L. WEST, by Warranty Deed of record in Instrument No. 20010412-0036178, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUJBECT TO:

1. Subject to restrictive covenants contained in instruments of record in Book 7557, page 377; Book 7567, page 103, Book 7934, page 796, Book 7688, page 804 and By-Laws of record in Book 7557, page 356 and Book 7567, page 106, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 724, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented, all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

The legal description is taken from the prior deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we as Grantors do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The improved property is known as 4581 Raccoon Trail, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on February 2, 2024.

× Leslie Banks
LESLIE H. BANKS

× Cynthia S. Banks
CYNTHIA S. BANKS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LESLIS H. BANKS and CYNTHIA S. BANKS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee, this February 2, 2024.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

TRUE COPY CERTIFICATION

I, Parker T. Brown 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 2/2/2024.

PARKER T. BROWN 2/2/24
Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 2nd day of February, 2024.

Notary Public

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027