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

Taxes To:
Charles L Pickney Jr. &
Marian E Pickney
14160 Old Hickory Boulevard
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1100144 DEEDWARR
02/12/2024 01:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240212-0009715

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Charles L. Pickney and Marian Pickney,** husband and wife whose address is: 14160 Old Hickory Blvd., Antioch, Tennessee 37013 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, **Charles L Pickney Jr. and Marian E Pickney, Trustees of the Charles L Pickney Jr. and Marian E. Pickney Oath Trust, dated January 8, 2024, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 14160 Old Hickory Blvd., Antioch, Tennessee 37013, the following tract of land located in Davidson County, State of Tennessee, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20160930-0103270 in the Register's Office of Davidson, Tennessee.

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 31, 2024.

Charles L. Pickney, GRANTOR

Marian Pickney, GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles L. Pickney and Marian Pickney, 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 31, 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.

Charles L. Pickney, AFFIANT

Marian Pickney, AFFIANT

Sworn to and subscribed before me this January 31, 2024.

Notary
My commission expires:

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 181 00 0 168.00

Property Address:
14160 Old Hickory Blvd
Antioch, Tennessee 37013

Name and Address of the Property Owner:

Charles L Pickney Jr. and Marian E Pickney
14160 Old Hickory Blvd., Antioch, Tennessee 37013

Name and Address of the Persons or Entity Responsible for Taxes:
Charles L Pickney Jr. and Marian E Pickney
14160 Old Hickory Blvd., Antioch, Tennessee 37013

EXHIBIT "A"

A certain tract or parcel of land, lying and being situated in the Fifth (5th) Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Described according to a survey by John B. Rainey, Surveyor #823, dated July 21, 1978, and known as Job No. 78-222 as follows:

Beginning at an iron pin on the northerly margin of Old Hickory Blvd., said iron pin being 2720.97 feet as measured southeastwardly along the northerly margin of said road from the southwest corner of the E. M. Baker property of record in Deed Book 596, page 576, Register's Office for Davidson County, Tennessee; thence leaving the margin of the aforesaid Old Hickory Blvd. N 3° 07' 42" E 1094.91 feet to an iron pin, said iron pin being in the line of the Ruth P. Stevens' property of record in Deed Book 1555, page 8, Register's Office for Davidson County, Tennessee, and also being in a fence line; thence with Stevens' line and a fence S 84° 10' 53" E 200.00 feet to an iron pin, said iron pin being the northeast corner of this tract; thence leaving Stevens' line and fence S 3° 08' 08" W 1097.50 feet to an iron pin, said iron pin being on the northerly margin of aforesaid Old Hickory Blvd.; thence with the margin of Old Hickory Blvd. N 83° 26' 26" W 200.00 feet to the point of beginning.

Tennessee Certification of Electronic Document

I Burgess Edson, 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 1/31/2024 (date of document).

X _____
Affiant Signature

1/31/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of January, 2024

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 11, 2026