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

Karen Johnson Davidson County
Batch# 1100189 DEEDWARR
02/12/2024 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240212-0009780

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

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Charles L. Pickney, Jr.,** a married person not joined by spouse for the reason that the property conveyed herein is sole and separate property and does not constitute any part of any homestead 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:

> Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Subdivision for Phase 1 of Oak Highlands, of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20191231-0135147 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 February 9, 2024.

Charles L. Pickney, Jr., 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, Jr., 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 February 9, 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, Jr., AFFIANT

Sworn to and subscribed before me this February 9, 2024.

Notary
My commission expires:

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 173 04 0A 026.00

Property Address:
164 Brian Circle
Antioch, Tennessee 37013

Name and Address of the Property Owner:
Charles L. Pickney, Jr.
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

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 February 9, 2024 (date of document).

X _____
Affiant Signature

February 9, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of February, 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