Karen Johnson Davidson County
Batch# 1116714 DEEDWARR
04/01/2024 09:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240401-0022037

This instrument prepared by:
Karen A. Redmond
28 Jaime Court
Old Bridge, NJ 08857

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Karen A. Redmond, Trustee	Karen A. Redmond, Trustee	181 02 0B 017.00
28 Jaime Court	28 Jaime Court	
Old Bridge, NJ 08857	Old Bridge, NJ 08857	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **KAREN A. REDMOND, a widow and surviving spouse/tenant by the entirety of Lawrence J. Redmond, Jr.** has this day bargained and sold, and does hereby transfer and convey unto the said **KAREN A. REDMOND, Trustee, or her successors in trust, under the KAREN A. REDMOND LIVING TRUST**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Death Recital: Lawrence J. Redmond, Jr. became deceased on **December 6, 2022**, being continuously married to **Karen A. Redmond** since the time he acquired title to the property; leaving said **Karen A. Redmond** as surviving spouse and tenant by the entirety.

The express purpose of this conveyance is to transfer to a revocable living trust.

This is unimproved ( ) property known as 6713 Sunnywood Drive, Nashville, Tennessee 37211
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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.

Witness our hand this 2 day of January, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Karen A. Redmond

Karen A. Redmond

ACKNOWLEDGMENT

STATE OF New Jersey)

COUNTY OF Middlesex) ss

Personally appeared before me, Kristen J. Gecker, a Notary Public in and for said County and State, **Karen A. Redmond** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at F-3 Briar Hill Ct East Brunswick NJ 08816 this 2 day of January, A.D., 2024.

NOTARY STAMP/SEAL

Kristen J. Gecker
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOV 21, 2028
ID #50216390

KJ Gecker
NOTARY PUBLIC
Notary Commission Expires: 11/21/28

AFFIDAVIT OF VALUE

STATE OF New Jersey)

COUNTY OF Middlesex)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3) (f).

Subscribed and sworn to before me this the 2 day of January, 2024.

(Affix Seal)

Karen A. Redmond
Affiant

KJ Gecker
Notary Public
My Commission Expires: 11/21/28

Kristen J. Gecker
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOV 21, 2028
ID #50216390

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOTS NO. 17, ON THE PLAN OF SECTION TWO, SUGAR VALLEY PLACE, SP DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20140721-0064617, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Lawrence J. Redmond, Jr. and Karen A. Redmond, husband and wife by Warranty Deed from Christopher R. Fry and wife, Rachel L. Fry of record in Document No. 20210226-0024616, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 01-2-2024 (date of document).

Jennifer E TenHopen
Affiant Signature

02-19-2024
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 19th day of February, 2024.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 8-28-2027

NOTARY'S SEAL

VALERIE ANN WARD
Notary Public - State of Nevada
Appointment No. 07-4707-1
My Appointment Expires 08-28-2027