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# 1126154 DEEDWARR
04/23/2024 02:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240423-0029259

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.

Joan Wilson Knox

Joan Wilson Knox, as Trustee, Affiant

Subscribed and sworn to before me,
this 23rd day of April, 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:
James Hugh Knox, III and Joan Wilson Knox, Co-Trustees of the Jim and Joan Knox Revocable Trust 1910 Sweetbriar Avenue Nashville, TN 37212	James Hugh Knox, III and Joan Wilson Knox, Co-Trustees of the Jim and Joan Knox Revocable Trust 1910 Sweetbriar Avenue Nashville, TN 37212	104 16 0 246.00

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, **JAMES H. KNOX, III and wife, JOAN W. KNOX** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **JAMES HUGH KNOX, III and JOAN WILSON KNOX, as Co-Trustees of the JIM AND JOAN KNOX REVOCABLE TRUST administered under agreement dated April 23, 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:

Land in Davidson County, Tennessee, being the westerly 130 feet front and 137 feet rear of Lot No. 249, on the plan of Belmont Land Company's Subdivision, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

Being the same property conveyed by Blanche Young Riggins to James H. Knox, III and wife, Joan W. Knox, by deed dated June 9, 1978, recorded in Book 5298, page 102, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1910 Sweetbriar Avenue, Nashville, Tennessee 37212.

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 23rd day of April, 2024.

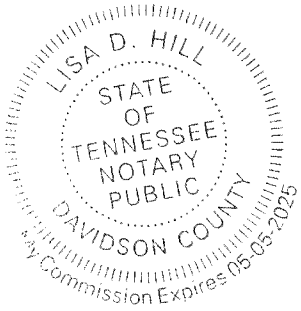
JAMES H. KNOX, III

JOAN W. KNOX

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES H. KNOX, III and JOAN W. KNOX**, 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 23rd day of April, 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 April 23, 2024.

4-23-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of April, 2024.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

