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# 1129526 DEEDWARR
05/01/2024 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240501-0031775

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.

NANCY S. MCDANIEL, as Trustee, Affiant

Subscribed and sworn to before me,
this 1st day of May, 2024.

Notary Public
My Commission Expires: 5/5/2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Address of New Owner:
James A. McDaniel, as Trustee of the James A. McDaniel Revocable Trust, and Nancy S. McDaniel, as Trustee of the Nancy S. McDaniel Revocable Trust
407 Prestwick Court
Nashville, TN 37205

Send Tax Bills to:
James A. McDaniel, as Trustee of the James A. McDaniel Revocable Trust, and Nancy S. McDaniel, as Trustee of the Nancy S. McDaniel Revocable Trust
407 Prestwick Court
Nashville, TN 37205

Map-Parcel Numbers:

104 14 0H 061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **JAMES A. MCDANIEL and wife, NANCY S. MCDANIEL,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey a fifty percent (50%) undivided interest in and to certain real property located in Davidson County, Tennessee, being more particularly described below, unto **James A. McDaniel, as Trustee of the JAMES A. MCDANIEL REVOCABLE TRUST under agreement dated May 1, 2024**, and a fifty percent (50%) undivided interest in such property unto **Nancy**

S. McDaniel, as Trustee of the NANCY S. MCDANIEL REVOCABLE TRUST under agreement dated May 1, 2024, their respective successors and assigns (collectively, the "Grantee"):

Land in Davidson County, Tennessee, being Lot No. 4 as shown on the Plan of Whitworth Phase 3, Section 2, of record in Book 7900, Page 969; as amended in Book 9582, Page 838 and by Surveyor's Certificate of Correction of record in Book 10270, Page 34, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James A. McDaniel and Nancy S. McDaniel, husband and wife, by Warranty Deed dated July 9, 2021 from Terrell Don Hutto and wife, Nancy S. Hutto, of record as Instrument No. 20210713-0093928, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All restrictions of record.
2. All easements of record.
3. All visible easements.
4. All matters appearing on the plan(s) of record.
5. All matters referenced in the master deed and by-laws.
6. All applicatble government and zoning regulations.

This is improved property known as 407 Prestwick Court, Nashville, TN 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their 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 herein set out. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

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.

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.

[*Signatures on the following page.*]

WITNESS my hand this 1st day of May, 2024.

JAMES A. MCDANIEL

NANCY S. MCDANIEL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES A. MCDANIEL and NANCY S. MCDANIEL**, 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 1st day of May, 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 May 1, 2024.

5-1-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of May, 2024.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

