THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER, ATTY
95 White Bridge Road, Suite 513
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL ID:**
Pat Bridges, Trustee 803 Summerly Drive Nashville, TN 37042	SAME	10212007700

Karen Johnson Davidson County
Batch # 1132728 DEEDWARR
05/08/2024 03:19:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20240508-0034032

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Pat Bridges,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pat Bridges, Trustee** of the **Pat Bridges Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, their interest in a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 256 on the plan of Horton Heights, Section E, of record in Book 2133, page 84 Register's Office for Davidson County, Tennessee

Said lot No. 256, fronts 168.6 feet on the southeasterly margin of Summerly Drive and extends back 185.0 feet on the northerly line, and 305.9 feet on the southerly line, to a broken line in the rear, measuring 265.4 feet thereon.

Being the same property conveyed to Pat Bridges, by deed from Pat Bridges, Trustee of the Pat Bridges Living Trust, dated May 24, 2002, of record in Instrument # 20121210-0113241, Register's Office for Davidson County, Tennessee.

This is improved property known as 803 Summerly Drive, Nashville, Tennessee, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she 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 noted above.

And, Grantor further covenant and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 9 day of April, 2024.

Pat Bridges

Pat Bridges

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pat Bridges the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of April, 2024.

Notary Public

My Commission Expires: 10/04/2027

EVAN LEGERTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.