**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# 1153068 DEEDWARR
07/01/2024 01:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240701-0049464

# 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.

**Robin Wierum, as Trustee, Affiant**

Subscribed and sworn to before me,
this 28th day of June, 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: |
|---|---|---|
| Craig Wierum and Robin Wierum, Co-Trustees of the Craig and Robin Wierum Revocable Trust<br>3715 Woodmont Lane<br>Nashville, TN 37215 | Craig Wierum and Robin Wierum, Co-Trustees of the Craig and Robin Wierum Revocable Trust<br>3715 Woodmont Lane<br>Nashville, TN 37215 | 116 12 0 036.00 |

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, **CRAIG WIERUM and wife, ROBIN WIERUM** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **CRAIG WIERUM and ROBIN WIERUM, as Co-Trustees of the CRAIG AND ROBIN WIERUM REVOCABLE TRUST administered under agreement dated February 4, 2022** (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:

Lot No. 9 Block "E" on the Map of Woodmont Lane Homesites of record in Book 1130, Page 13, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed by Craig Wierum to Craig Wierum and wife, Robin Wierum, by a Deed Creating Tenancy by the Entirety dated June 28, 2024, recorded as Instrument No. 20240701-0049276, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property commonly known as 3717 Woodmont Lane, Nashville, Tennessee 37215.

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 28th day of June, 2024.

*[Signatures on the following page.]*

**CRAIG WIERUM**

**ROBIN WIERUM**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CRAIG WIERUM and wife, ROBIN WIERUM**, 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 28th day of June, 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 June 28, 2024.

7-1-2024
**Date**

Paul C. Hayes
**Paul C. Hayes**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

