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# 1158316 DEEDWARR
07/15/2024 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240715-0053145

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.

Emily Pruett, as Trustee, Affiant

Subscribed and sworn to before me,
this 15th day of July, 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:
Erik Kahill and Emily Pruett, Co-Trustees of the Erik Kahill and Emily Pruett Revocable Trust 2804 Valley Brook Place Nashville, TN 37215	Bank of America, N.A. P.O. Box 650070 Dallas, TX 75265-0070	117-09-0-140.00

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, **ERIK KAHILL and wife, EMILY S. PRUETT** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ERIK KAHILL and EMILY PRUETT, as Co-Trustees of the ERIK KAHILL AND EMILY PRUETT REVOCABLE TRUST administered under agreement dated July 15, 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 Lot(s) 1, shown on the map entitled Final Plat Re-subdivision of Lot Numbers 1 & 2 on the map of Valley Brook Place, of record in Instrument No. 20161230-0137355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed by Halloran Investment Properties, LLC, a Tennessee Limited Liability Company, to Erik Kahill and Emily S. Pruett, husband and wife, by deed dated July 12, 2019, recorded as Instrument No. 20190715-0068576, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Deed of Trust of record as Instrument Number 20190715-0068577, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated July 12, 2019, from Erik Kahill and Emily S. Pruett to Bank of America, NA, in the original principal amount of One Million Forty Thousand ($1,040,000.00) Dollars.
2. The Open-End Deed of Trust of record as Instrument Number 20230413-0027240, Register's Office for Davidson County, Tennessee, from Erik D. Kahill and Emily S. Pruett to Bank of America, NA with a maximum principal indebtedness of Two Hundred Thirty-Five Thousand Dollars ($235,000.00).

This is improved property commonly known as 2804 Valley Brook Place, 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.

[*Signatures on the following page.*]

SIGNED this the 15th day of July, 2024.

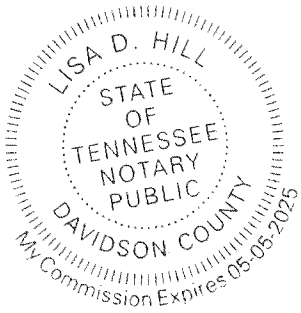
ERIK KAHILL

EMILY S. PRUETT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIK KAHILL and EMILY S. PRUETT**, 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 15th day of July, 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 July 15, 2024.

7-15-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of July, 2024.

Notary Public

My Commission Expires: 5/6/2025

Notary's Seal (if on paper)

