This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1167224 DEEDWARR
08/12/2024 09:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240812-0060201

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JAMES D. JARRELL, Trustee KATHRYN B. JARRELL, Trustee JARRELL REVOCABLE LIVING TRUST dated May 21, 2024 1605 Shackleford Rd. Nashville, TN 37215	SAME	Map 131-03-A 008.00CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this July 3, 2024.

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JAMES DONALD JARRELL, who is one and the same as JAMES D. JARRELL, and wife, KATHRYN F. JARRELL, who is one and the same as KATHRYN B. JARRELL, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JAMES D. JARRELL and KATHRYN B. JARRELL, Trustees of the JARRELL REVOCABLE LIVING TRUST, dated May 21, 2024 as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this JULY 2, 2024.

By: James D. Jarrell
JAMES DONALD JARRELL

Kathryn F. Jarrell
KATHRYN F. JARRELL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES DONALD JARRELL and KATHRYN F. JARRELL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this JULY 2, 2024.

NOTARY PUBLIC

My Commission Expires: 1/26/2025

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 26, 2025

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Oxford Hill Cluster Lot Subdivision of record as Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Glenn B. Rogers and wife, Marianne H. Rogers, by deed from James Donald Jarrell and wife, Kathryn F. Jarrell, of record as Instrument No. 20040623-0074523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which include other property for 2005. Grantees will reimburse Grantors for all 2005 taxes attributable to the subject property. By acceptance of delivery of this instrument, Grantees assume and agree to reimburse Grantors for all such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record as Instrument No. 20040917-0112313, said Register's Office.

Being the same property conveyed to JAMES DONALD JARRELL and wife, KATHRYN F. JARRELL, by Warranty Deed of record from GLENN B. ROGERS and wife, MARIANNE H. ROGERS, in Deed Instrument No. 20050623-0072267 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1605 Shackleford Road, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 3, 2024 (date of document).

Signature

7-3-24

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3 day of July, 2024.

Notary Public
My Commission expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028