Karen Johnson Davidson County
Batch # 1167255 DEEDWARR
08/12/2024 09:48:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240812-0060248

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Map Parcel # 091 13 3P 002.00CO

WARRANTY DEED

Owner & Property Address:
TRESHA JUNG, Trustee
TRESHA JUNG REVOCABLE LIVING TRUST
420B West Bend Drive
Nashville, TN 37209

Mail Tax Statement to:
Ms. Tresha Jung
420B West Bend Drive
Nashville, TN 37209

The GRANTORS, TRESHA JUNG, unmarried, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm all of grantors' right, title, and interest in and to the below-described property to:

TRESHA JUNG, Trustee of the TRESHA JUNG REVOCABLE LIVING TRUST,
dated May 6, 2024

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions, and Restrictions for Homes at 420 West Bend Drive, a Horizontal Property Regime, of record in Instrument No. 20210618-0082608, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to parties of the first part by Warranty Deed of record as Instrument Number 20220425-0047168 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustee or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the

Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 6th day of May, 2024, by the undersigned.

Tresha Jung
TRESHA JUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared TRESHA JUNG, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 6th day of May, 2024.

Katina H. Gaines
NOTARY PUBLIC

My Commission Expires: _____

KATINA H. GAINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 5-8-2027

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409 (a)(3)(F).