Karen Johnson Davidson County
Batch# 1172982 DEEDWARR
08/21/2024 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240821-0064301

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Constance A Donovan
1116 Berwick Trail
Madison, TN 37115

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Constance A. Donovan,** surviving spouse of J. Edward Donovan, whose address is: 1116 Berwick Trail, Madison, Tennessee 37115 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Constance A Donovan, Trustee of the Donovan Living Trust, dated May 13, 2024, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 1116 Berwick Trail, Madison, Tennessee 37115, the following tract of land located in Davidson County, State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Madison Heights, Section 3, of record in Book 2083, Page 111, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 30043 and Book No. 6944 - Page No. 996 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on 7/31/24.

Constance A. Donovan

Constance A. Donovan, GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF Franklin)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Constance A. Donovan, surviving spouse of J. Edward Donovan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

ALICIA MARTIN STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY MY COMM. EXPIRES 09-28-2026

WITNESS my hand and Official Seal at office this 7-31-2024.

Alicia Martin

Notary
My commission expires: 9/28/2026

STATE OF TENNESSEE
COUNTY OF Franklin

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Constance A. Donovan

Constance A. Donovan, AFFIANT

Sworn to and subscribed before me this 7-31-2024.

Alicia Martin

Notary
My commission expires: 9/28/2026

(FOR RECORDING DATA ONLY)

Parcel Information: 052 11 0 055.00

Property Address:
1116 Berwick Trail, Madison, Tennessee 37115

Name and Address of the Property Owner:
Constance A Donovan
1116 Berwick Trail, Madison, Tennessee 37115

ALICIA MARTIN STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY MY COMM. EXPIRES 09-28-2026

Tennessee Certification of Electronic Document

I Burgess Edson, 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 7/31/2024 (date of document).

X _____
Affiant Signature

7/31/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of July, 2024

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 11, 2026