Karen Johnson Davidson County
Batch # 1173672 DEEDWARR
08/26/2024 09:07:07 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240826-0065223

Prepared by:
Metz Lewis Brodman Must O'Keefe
444 Liberty Avenue, Suite 2100
Pittsburgh, PA 15222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janis H. Stout, an unmarried woman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Janis H. Stout, the Trustee of the Amendment and Restatement of Janis Hornbeck Stout Revocable Trust Agreement, dated** 8/15/2024 hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Devonshire Manor, of record in Book 5200, page 122, Register's Office of Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Janis H. Stout by deed from Alison L. Dexter, Trustee of the Alison L. Dexter Trust, dated December 3, 2015, of record in Inst. No. 20210517-0065876, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2455 Old Hickory Boulevard, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Granter covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Granter further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Under Tenn. Code. Ann. § 67-4-409(a)(3)(F), this transfer is exempt from realty transfer tax, as it is a transfer to a living trust.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #
Janis H. Stout, Trustee of the Amendment and Restatement of Janis Horneck Stout Revocable Trust Agreement 2455 Old Hickory Boulevard Nashville, TN 37221	First Community Mortgage c/o Dovenmuehle Mortgage PO Box 0054 Palatine, IL 60055-0054	157-00-0-098.00

WITNESS THIS EXECUTION HEREOF this 15 day of 8, 2024

Janis H. Stout

JANIS H. STOUT

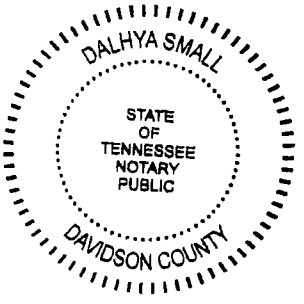
STATE OF TN

COUNTY OF Davidson

On this 15th day of August, 2024, before me the undersigned, a Notary Public in and for the State and County aforesaid, Janis H. Stout, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is authorized to execute this instrument.

Dalhya Small
Notary Public

MY COMMISSION EXPIRES: 03/08/2028



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned declares under oath that the actual consideration for this transfer is: $10.00.

Affiant

Sworn and subscribed before me on this 8th day of May, 2024.

Notary Public

MY COMMISSION EXPIRES: 03 | 08 | 2028

DALHYA SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY