Karen Johnson
Batch # 1178009
09/04/2024 03:16:25 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240904-0068168

This Instrument prepared by:
D. Jefferson Herring, Attorney
Suite 415, Washington Square
222 Second Avenue North
Nashville, TN 37201

WARRANTY DEED
CONVEYING PROPERTY TO A REVOCABLE LIVING TRUST

Grantors: **Eric L. Alldredge and wife, Sarah O. Alldredge**

Grantees: **Eric L. Alldredge and Sarah O. Alldredge, Trustees of Eric and Sarah Alldredge Community Property Trust**

County: **Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Eric L. Alldredge, Sarah O. Alldredge, Trustees 209 Paddock Lane Nashville, TN 37205	**Map and Parcel No. (s):** 116 14 0 052.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust and pursuant to T.C.A. § 67-4-409(a)(3)(F) this conveyance is exempt from transfer tax.

Eric L. Alldredge, Sarah O. Alldredge, Trustees
Affiants

Sworn to and subscribed before me, this 24th day of July, 2024.

Notary Public
My commission Expires January 4, 2027.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RECITALS:

WHEREAS, on July 24, 2024, Eric L. Alldredge and wife, Sarah O. Alldredge, as settlors, and Eric L. Alldredge and Sarah O. Alldredge, as Trustees, established, by Trust Agreement, the "Eric and Sarah Alldredge Community Property Trust," which is a revocable living trust; and

WHEREAS, the Grantors own the parcel of property described in the attached Exhibit A ("the Property") and wish to convey the Property to the Trustees.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is hereby acknowledged, **Eric L. Alldredge and wife, Sarah O. Alldredge** (together, "the Grantors"), have this day bargained and sold, and do hereby transfer and convey unto **Eric L. Alldredge and Sarah O. Alldredge, Trustees of Eric and Sarah Alldredge Community Property Trust, established July 24, 2024** ("the Grantees"), their successors and assigns, the parcel of real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever. The Grantors do hereby covenant that they 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, except for applicable property taxes and as may be otherwise disclosed in this Warranty Deed.

The Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the Grantees, their successors, heirs and assigns, against the claims of all persons.

IN WITNESS WHEREOF, the Grantors have signed this Warranty Deed on this the **24th day of July, 2024.**

Eric L. Alldredge

Sarah O. Alldredge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Eric L. Alldredge** and **Sarah O. Alldredge**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th day of July, 2024.**

Notary Public

My Commission Expires January 4, 2027.

D. JEFFERSON HEARING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

F:\1-CLIENT FILES\2-EP\1-ACTIVE EP FILES\Alldredge-Eric & Sarah\Real Estate\Deed to Trust.wpd

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No, 1 on the Plan of Consolidation Plat, Robert C. Elliott Property of record in Plat Instrument No. 20140721-0064252, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric L. Alldredge and Sarah Alldredge, husband and wife, from Robert C. Elliott and Karen L. Elliott, husband and wife, by deed of record at Instrument No. 20180430-0040704, Register's Office for Davidson County, Tennessee. Sarah Alldredge and Sarah O. Alldredge are one and the same person.

The property is subject to matters of record including the following: (i) matters in plats of record as Instrument No. 20140721-0064252 and Book 1130, page 3; (ii) restrictions in Book 1066, page 618; (iii) easement in Book 5787, page 75; and (iv) deed of trust in Instrument No. 20220112-0003838, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Paddock Lane, Nashville, Tennessee 37205. The property was not surveyed at the time of this conveyance. The legal description above was taken from the previous deed.