Karen Johnson Davidson County
Batch # 1182370 DEEDWARR
09/17/2024 09:31:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071784

Prepared By & Return To:
Matt McDonald, Attorney
Virtue Closing Services
5865 Ridgeway Center Pkwy, Suite 220
Memphis, TN 38120
(901) 833-5519

Name/Address of New Owner & Send Tax Bills To:
David A. McDonnell and Jamie D. McDonnell, Trustees
7200 Goodlett Farms Pkwy, Cordova, TN 38016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **DAVID A. McDONNELL and JAMIE D. McDONNELL, husband and wife, as tenants by the entirety** ("Grantor"), do hereby bargain, sell, transfer and convey unto **DAVID A. McDONNELL and JAMIE D. McDONNELL, Trustees of the McDONNELL REVOCABLE LIVING TRUST, dated September 9, 2024** ("Grantee"), the following described real property situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 105 on the Plan of Royal Oaks Apartments, of record in Plat Book 5200, Page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, Page 972 in said Register's Office.

Assessor Parcel No.: 116 03 0B 105.00
Property Address: 4505 Harding Pike, Unit 105, Nashville, TN 37205

Being the same property conveyed to Grantor by way of quitclaim deed of record at Instrument No. 20240912-0070324 in said Register's Office.

TO HAVE AND TO HOLD the above-described real property unto the Grantee, and their successor(s), with full power in either named trustee, without joinder of the other, to sell, mortgage, lease, convey, or otherwise dispose of said property, and any purchaser, lessee, or encumbrancer is hereby expressly relieved of the necessity of looking to the application of the proceeds of any such sale, lease, mortgage, or other disposition.

The McDonnell Revocable Living Trust, dated September 9, 2024, is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the Trust.

NOTE: THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. NO TITLE EXAMINATION HAS BEEN CONDUCTED AND NO TITLE INSURANCE HAS BEEN ISSUED.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 11th day of September, 2024.

David A. McDonnell

Jamie D. McDonnell

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public in and for said State and County, **DAVID A. McDONNELL and JAMIE D. McDONNELL**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 11th day of September, 2024.

Notary Public

My commission expires: _____

MATTHEW J MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-15-2028

AFFIDAVIT OF VALUE / EXEMPT

The undersigned hereby affirms that this instrument is EXEMPT from recording tax pursuant to Tenn. Code Ann. Section 67-4-409(a)(1)(C)(vi), as a transfer by a transferor of real estate to a revocable living trust created by the same transferor.

Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 11th day of September, 2024.

Notary Public

My commission expires: _____

