Karen Johnson Davidson County
Batch# 1182919 DEEDWARR
09/18/2024 10:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240918-0072222

This Instrument Prepared By:
Scott Smith
5900 Balcones Drive #21113
Austin, TX 78731

T.C.A. CODE 67-4-409(A)(1)(C)(VI): Exempt No Consideration Transfer into Revocable Trust

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of August, 2024,, by and between **Matthew C. Fore**, **("Grantor")**, a/n unmarried person, party of the first part, and **Scott Royal Smith, Trustee of the CSD Sepia Revocable Family Trust, dated 08/02/2024, ("Grantee")**, a revocable trust, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part does hereby convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, Being Lot No. 411-B on the Plan of Zone Lot Division Lot 411, Sherwood Forest, Section 4 of record in Plat Book 4190, Page 758, which amends Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

Commonly known as: **4813 Catskill Drive, Old Hickory, Tennessee 37138**

BEING the same property conveyed to Matthew C. Fore by Quitclaim Deed from Matthew Compton Fore, Successor Trustee of the 4813 Catskill Drive Trust, dated 03/28/2024, recorded 04/03/2024 in Document No. 20240403-0023344, Register's Office, Davidson County, Tennessee.

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 party of the second part, Scott Royal Smith, Trustee of the **CSD Sepia Revocable Family Trust,** its heirs and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that **Matthew C. Fore** is lawfully seized in fee of the aforedescribed real estate; that **Matthew C. Fore** has a good right to sell and convey the same; that the same is unencumbered, except for: **Restrictive Covenants of record in Instrument 20080408-0035557 amended and supplemented in Instrument 20110427-0032201, 20140416-0031645, 20140416-0031646, 20140424-0034613, 20140424-0034614, 20140424-0034615, 20140424-0034616, 20140424-0034617, 20140424-0034618, 20150812-0080705, 20160226-0018415, Register's Office for said County.**

THE CONSIDERATION for this conveyance to a revocable trust is as follows: Zero ($0.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part, the day and year first above written.

Matthew C. Fore

STATE OF TN)
.ss
COUNTY OF Wilson)

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Matthew C. Fore** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th day of August, 2024.

NOTARY PUBLIC, STATE OF TN

Printed Name: Vanessa Ayala-Rodriguez

My Commission Expires: 07/27/2026

VANESSA AYALA-RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **4813 Catskill Drive, Old Hickory, Tennessee 37138**

MAIL TAX NOTICES TO:

CSD Sepia Revocable Family Trust
1321 Upland Drive, PMB 19529 Houston, TX 77043

NAME AND ADDRESS OF PROPERTY OWNERS:

CSD Sepia Revocable Family Trust
1321 Upland Drive, PMB 19529 Houston, TX 77043

THIS INSTRUMENT PREPARED BY:

Scott Smith
5900 Balcones Drive #21113
Austin, TX 78731

RETURN RECORDED DEED TO:

Scott Smith
5900 Balcones Drive #21113
Austin, TX 78731

MT#:
TAX PARCEL NO.: **06509014400**
STATE TAX: **$_____**
REGISTER'S FEE: **$_____**
RECORDING FEE: **$_____**
TOTAL: **$_____**

OATH OF CONSIDERATION

The following oath of consideration is required on all deeds transferring property:

STATE OF TN)
.ss
COUNTY OF Wilson)

The actual consideration or true value, whichever is greater for this transfer is:

$ EXEMPT

Matthew C. Fore

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Matthew C. Fore** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th day of August, 2024.

NOTARY PUBLIC, STATE OF TN

Printed Name: Vanessa Ayala-Rodriguez

My Commission Expires: 07/27/2026

VANESSA AYALA-RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Scott Royal Smith, 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 08/14/2024 (date of document).

Affiant Signature

08/21/2024
Date

State of Texas

County of Travis

Sworn to and subscribed before me this 21st day of August, 2024.

NOTARY PUBLIC, STATE OF Texas

Printed Name: Jessica Renae Williams

My Commission Expires: 5/8/2028

JESSICA RENAE WILLIAMS
Notary Public, State of Texas
Comm. Expires 05-08-2028
Notary ID 132470814

This Instrument Prepared By:
Scott Smith
1100 Azie Morton Road, #1105
Austin, Texas 78704