Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 150 03 0 354.00

Karen Johnson Davidson County
Batch # 1186064 DEEDWARR
09/25/2024 08:32:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240925-0074176

WARRANTY DEED

Property Address & New Owner:
RALPH B. PIANSAY or
EUGENDA S. PIANSAY, Trustees of the
PIANSAY REVOCABLE LIVING TRUST
1309 Ravenna Court South
Antioch, TN 37013

Mail Tax Statement to:
Ralph B. Piansay
Eugenda S. Piansay
1309 Ravenna Court South
Antioch, TN 37013

The **GRANTORS, RALPH B. PIANSAY and wife, EUGENDA S. PIANSAY,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

RALPH B. PIANSAY or EUGENDA S. PIANSAY, Trustees of the PIANSAY REVOCABLE LIVING TRUST, dated September 11, 2024

The PIANSAY REVOCABLE LIVING TRUST 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.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> BEING Lot No. 408 on the plan of The Country, Section Nine, of record in Book 6900, pages 285 and 286, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to RALPH B. PIANSAY and wife, EUGENDA S. PIANSAY, by Warranty Deed of record at Instrument No. 00007503-0000001 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to restrictions of record in Book 7402, page 977 and corrected in Book 7404, page 292 and any and all existing easements of record, all of record in the Register's Office of 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 Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 11th day of September, 2024, by the undersigned.

RALPH B. PIANSAY

EUGENDA S. PIANSAY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **RALPH B. PIANSAY** and **EUGENDA S. PIANSAY,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 11th day of September, 2024.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 11th day of September, 2024.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025