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

Parcel No 147 14 0 184.00

Karen Johnson Davidson County
Batch # 1192692 DEEDWARR
10/11/2024 08:35:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241011-0078909

# WARRANTY DEED

Property Address & New Owner:
JERRY W. RAINEY or
LINDA A. RAINEY, Trustees of the
RAINEY REVOCABLE LIVING TRUST
493 Westcrest Drive
Nashville, TN 37211

Mail Tax Statement to:
Jerry W. Rainey
Linda A. Rainey
637 Beech Creek Road South
Brentwood, TN 37027

The GRANTORS, **JERRY RAINEY and LINDA RAINEY, husband and wife,** 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 all of her right title and interest in the below-described property to:

**JERRY W. RAINEY or LINDA A. RAINEY, Trustees of the RAINEY REVOCABLE LIVING TRUST, dated June 19, 2024**

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

> Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of McMurray Hills of record in Book 3700, Page 5, 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 JERRY RAINEY and LINDA RAINEY, husband and wife, by Warranty Deed of record at Instrument No. 20220214-0016586 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all applicable zoning ordinances; utility, sewer, drainage and other easements of record; all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; building restrictions; and other matters of public record.

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 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 1st day of October, 2024, by the undersigned.

**JERRY RAINEY**

**LINDA RAINEY**

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JERRY RAINEY and LINDA RAINEY** 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 1st day of October, 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 1st day of October, 2024.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025