Karen Johnson Davidson County
Batch# 1205053 DEEDWARR
11/13/2024 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241113-0088453

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Rhonda Kaye Hedden

Rhonda Kaye Hedden, as Trustee, Affiant

Subscribed and sworn to before me,
this 12th day of November, 2024.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
William Edward Hedden, Jr. and Rhonda Kaye Hedden, Co-Trustees of the William and Rhonda Hedden Revocable Trust 704 Trace Glen Court Nashville, TN 37221	William Edward Hedden, Jr. and Rhonda Kaye Hedden, Co-Trustees of the William and Rhonda Hedden Revocable Trust 704 Trace Glen Court Nashville, TN 37221	155-16-0-A-287.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **WILLIAM E. HEDDEN and wife, RHONDA K. HEDDEN** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM EDWARD HEDDEN, JR. and RHONDA KAYE HEDDEN, as Co-Trustees of the WILLIAM AND RHONDA HEDDEN REVOCABLE TRUST under agreement dated November 12, 2024** (the "Grantee"), its successors and

assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed by Troy K. Johnson and wife, Denise A. Johnson to William E. Hedden and wife, Rhonda K. Hedden by deed dated February 11, 2005, of record as Instrument Number 20050215-0017103, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This is improved property commonly known as 704 Trace Glen Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 12th day of November, 2024.

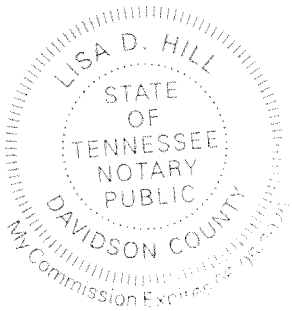
WILLIAM E. HEDDEN

RHONDA K. HEDDEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM E. HEDDEN and RHONDA K. HEDDEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 12th day of November, 2024.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 November 12, 2024

11-13-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of November, 2024.

Lisa D. Hill
Notary Public

My Commission Expires: 5/6/2025

Notary's Seal (if on paper)

