Karen Johnson
Batch # 1205552
11/15/2024 09:42:01 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20241115-0089087

PREPARED BY AND RETURN TO:
Lauren M. Meriwether
Harris Shelton Hanover Walsh, PLLC
6060 Primacy Parkway, Suite 100
Memphis, TN 38119

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Amos Raymond** and **Chevida D. Raymond,** a married couple, ("Grantor") for and in consideration of TEN and no/100 ($10.00) DOLLARS, does hereby bargain, sell, remise, release, and convey unto **Amos Raymond and Chevida Raymond, Trustees of the Raymond Living Trust dated May 13, 2024**, a revocable Tennessee Tenants by the Entirety Trust, ("Grantee") all right, title, and interest in and to the following described real estate located in Davidson County, State of Tennessee, to wit:

A certain condominium unit located in Davidson County, Tennessee, being Unit Number 204 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument Number 20050510-0052804, as amended by Instrument Numbers 20060216-0019060, 20060228-0022838, 20110329-0024200 and 20200930-0112361, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 204 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20210226-0024652 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way pertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. This deed is being executed for the purpose of conveying the subject property to a Tenancy by the Entirety Trust pursuant to T.C.A. § 35-15-510(b), and the provisions of this section shall apply to the property or its proceeds.

Grantor does hereby covenants with Grantee that they are lawfully seized in fee of the aforedescribed real estate; they have good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements of record in the Register's Office for Davidson County, Tennessee, and current years' real estate taxes, which Grantee hereby assumes and agrees to pay; and that title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The preparer of this instrument has given no tax or estate planning advice and did not have the benefit of a title search.

IN TESTIMONY WHEREOF, I have executed this instrument this the 14th day of November, 2024.

Amos Raymond

Chevida D. Raymond

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 14th day of November, 2024, personally appeared before me, a Notary Public of this county, **Amos Raymond** and **Chevida D. Raymond**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Notary Public

ELIZABETH H VASTAGH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-3-2028

My Commission Expires: 1/3/28

This transfer is exempt from Recordation Tax pursuant to Tenn. Code Annotated §67-4-409(a)(1)(C)(vi).

Affiant

Subscribed and sworn to before me this the 14th day of November, 2024.

Notary Public

My Commission Expires:
1/3/28

ELIZABETH H VASTAGH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-3-2028

Property Address:
760 Wedgewood Park, 204
Nashville, TN 37203

Property Owner and Address:
Amos Raymond and Chevida Raymond,
Trustees of the Raymond Living Trust
304 Belle Meade Lane
Memphis, TN 38117

Mail Tax Notice To:
Amos Raymond and Chevida Raymond,
Trustees of the Raymond Living Trust
304 Belle Meade Lane
Memphis, TN 38117

Map-Parcel Numbers:
105-10-OC-204.00 CO