This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1211925 DEEDWARR
12/03/2024 10:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241203-0093729

New Owner:	**Send Tax Bill:**	**Map/Parcel**
STEPHEN D. SPEAKE, Trustee KAREN D. SPEAKE, Trustee SPEAKE REVOCABLE LIVING TRUST Dated October 29, 2024 144 Hearthstone Manor Circle Brentwood, TN 37027	SAME	160-15-0A-007.00CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][c][vi]).

AFFIANT

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Sworn to and subscribed before me this November 26, 2024.

Noley Roberts
Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, STEPHEN D. SPEAKE and KAREN D. SPEAKE, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to STEPHEN D. SPEAKE and KAREN D. SPEAKE, Trustees of the SPEAKE REVOCABLE LIVING TRUST, dated October 29, 2024 as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this November 21, 2024.

By: _____
STEPHEN D. SPEAKE

_____
KAREN D. SPEAKE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN D. SPEAKE and KAREN D. SPEAKE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this November 21, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 1/26/2025

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES JAN 26, 2025

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit No. 8, Building No. 2, on the plan of Hearthstone Manor, a Planned Unit Development, of record in Book 6250, Page 398, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terry Thomas and wife, Patricia A. Thomas by Special Warranty deed from Michael Lane Thomas and wife, Julie B. Thomas, and John Gregory Thomas and wife, Rachel T. Thomas of record in Instrument No. 20080916-0094638 Register's Office for Davidson County, Tennessee, dated September 16, 2008 and recorded on September 16, 2008.

Terry Thomas now being deceased on August 19, 2010 in Davidson County, Tennessee.

Patricia A. Thomas now being deceased on June 13, 2019 in Davidson County, Tennessee.

Michael Lane Thomas, John Gregory Thomas and Lori Thomas Hansel having taken title pursuant to Will of Patricia A. Thomas as filed in Davidson County Probate Court Case No. 19P1399, recorded in Instrument No. 20190913-0092876, Register's Office for Davidson County, Tennessee.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is effected by the signature of Michael Lane Thomas as Attorney-in-fact for Lori Thomas Hansel, which Power of Attorney is recorded in Instrument Number 20191004-0101836, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5409, Page 485, Book 6424, Page 839, Book 6884, Page 251, Book 7398, Page 907, Book 7403, Page 563, Book 7679, Page 16, Book 7769, Page 494, Book 11404, Page 149, and Book 11749, Page 481, and Instrument No. 20060510-0054690, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws for Hearthstone Manor of record in Book 7403, Page 568, Register's Office of Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 144 Hearthstone Manor Circle Brentwood TN 37027

Being the same property conveyed to STEPHEN D. SPEAKE and KAREN D. SPEAKE, husband and wife, by Warranty Deed of record from MICHAEL LANE THOMAS, married, JOHN GREGORY THOMAS, married and LORI THOMAS HANSEL, married, in Deed Book 6250, Page(s) 398, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 144 Hearthstone Manor Circle, Brentwood TN 37027

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 September 19, 2024 (date of document).

Signature

11/27/2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of November, 2024.

Notary Public
My Commission expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028