This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Barbara Anne Brady
3197 Hidden Creek Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1213703 DEEDWARR
12/10/2024 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241210-0095749

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Barbara Anne Weglarz n/k/a Barbara Anne Brady,** an unmarried person whose address is: 3197 Hidden Creek Drive, Antioch, Tennessee 37013 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Barbara Anne Brady, Trustee of the Barbara Anne Brady Oath Trust, dated December 9, 2024, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 3197 Hidden Creek Drive, Antioch, Tennessee 37013, the following tract of land located in Davidson County, State of Tennessee, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: LAND in Davidson County, Tennessee, being Lot No. 45 on the plan of Hidden Creek, Phase 5 of record in Instrument Number 20060627-0076912, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20141209-0112853, in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on December 9, 2024.

Barbara Anne Weglarz n/k/a Barbara Anne Brady, GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Anne Weglarz n/k/a Barbara Anne Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this December 9, 2024.

Notary
My commission expires:

My Commission Expires
January 11, 2026

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Barbara Anne Weglarz n/k/a Barbara Anne Brady, AFFIANT

Sworn to and subscribed before me this December 9, 2024.

Notary
My commission expires:

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 173 16 0A 281.00

Property Address:
3197 Hidden Creek Drive, Antioch, Tennessee 37013

Name and Address of the Property Owner:
Barbara Anne Brady
3197 Hidden Creek Drive, Antioch, Tennessee 37013

Tennessee Certification of Electronic Document

I, Burgess Edson, 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 12/9/2024 (date of document).

Affiant Signature

12/9/2024
Date

State of Tennessee

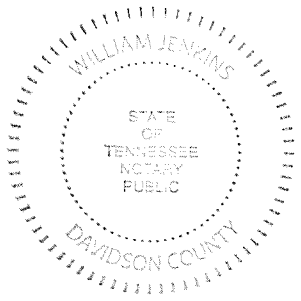
County of williamson

Sworn to and subscribed before me this 9 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL



My Commission Expires
January 11, 2026