Karen Johnson Davidson County
Batch# 1218794 DEEDWARR
12/26/2024 07:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241226-0099298

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

Taxes To:
James Lynn Cottingham &
MaryBeth Cottingham
3412 Wynfall Lane
Nashville, TN 37211

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **James L. Cottingham and Mary Beth Cottingham,** husband and wife whose address is: 3412 Wynfall Lane, Nashville, Tennessee 37211 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, **James Lynn Cottingham and MaryBeth Cottingham, Trustees of the James Lynn Cottingham and MaryBeth Cottingham Oath Trust, dated December 20, 2024, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 3412 Wynfall Lane, Nashville, Tennessee 37211, the following tract of land located in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 163, on the Plan of Revision One, Brookview Forest, Phase III, of record in Instrument No. 20050919-0112306, as revised in Instrument No. 20051025-0128969, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20160801-0079302 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 20, 2024.

James L. Cottingham, GRANTOR

Mary Beth Cottingham, GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James L. Cottingham and Mary Beth Cottingham, 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 20, 2024.

Notary
My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires
January 11, 2026

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

James L. Cottingham, AFFIANT

Mary Beth Cottingham, AFFIANT

Sworn to and subscribed before me this December 20, 2024.

Notary
My commission expires:

(FOR RECORDING DATA ONLY)

My Commission Expires
January 11, 2026

Parcel Information: 180 04 0B 105.00
Property Address:
3412 Wynfall Lane, Nashville, Tennessee 37211

Name and Address of the Property Owner:
James Lynn Cottingham and MaryBeth Cottingham
3412 Wynfall Lane, Nashville, Tennessee 37211

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 12/20/2024 (date of document).

Affiant Signature

12/20/2024
Date

State of Tennessee

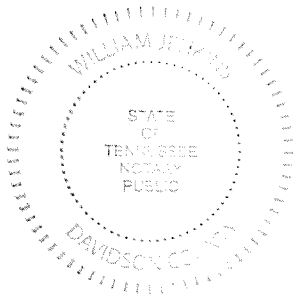
County of Williamson

Sworn to and subscribed before me this 20 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL



My Commission Expires
January 11, 2026