THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 1230118 DEEDWARR
01/24/2025 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250124-0005794

Address New Owner:
Anna Timme
Trustee of the MT Living Trust Dated January 24, 2025
2108 McGavock Pike
Nashville, Tennessee 37216

Send Tax Bills To:
Anna Timme
Trustee of the MT Living Trust Dated January 24, 2025
2108 McGavock Pike
Nashville, Tennessee 37216

Map-Parcel No(s):
073 01 0 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Michael C. Timme, an unmarried man, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Anna Timme as Trustee of the MT Living Trust Dated January 24, 2025, hereinafter called the GRANTEE, the following described real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 7A, on the RESUBDIVISION MAP OF COUNTRY CLUB ESTATES BLOCK "G" - LOTS 7 AND 8, as shown on plat of record in Plat Instrument No. 20200507-0047837, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Deborah L. Miller, Trustee under the Irrevocable Trust Agreement of Virginia C. Webster, dated June 08, 2015, by Quitclaim Deed from Virginia C. Webster (a widow), of record in Instrument No. 20150619-0058859, in the Register's Office of Davidson County, Tennessee, dated June 08, 2015 and recorded on June 19, 2015.

Being part of the same property conveyed to Michael C. Timme, an unmarried man, by Warranty Deed from Deborah L. Miller, Trustee under the Irrevocable Trust Agreement of Virginia C. Webster, of record in Instrument No. 20200818-0093024, in the Register's Office of Davidson County, Tennessee, dated August 14, 2020 and recorded on August 18, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as: 2108 McGavock Pike, Nashville, Tennessee 37216

Taxes for the current year, which, if not paid, have been assumed by GRANTEE.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and/or assigns forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind herself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and/or assigns, against the lawful claims of all persons whomsoever.

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

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTY AND GRANTOR'S WARRANTY DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTY HAS BEEN INFORMED THAT A TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 24th day of January, 2025.

GRANTOR:

Michael C. Timme

Michael C. Timme
by Anna Timme, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Michael C. Timme, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 24th day of January, 2025.

NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, Attorney at Law, 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 January 24, 2025.

Sara O. Thomas
Attorney at Law

January 24, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, San Juanita Hernandez-Bosel, Notary Public, Sara O. Thomas, Attorney at Law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 24 day of January, 2025.

NOTARY PUBLIC
My Commission Expires: May 20, 2028

SAN JUANITA HERNANDEZ-BOSEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY