Karen Johnson
Batch # 1233134
02/04/2025 08 25 37 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDWARR
4 pgs
20250204-0008200

This Instrument Prepared By / After Recording Return To:
Lisa W. Gammeltoft, Esq.
KIZER, GAMMELTOFT & BROWN, P.C.
110 Cogdill Road
Knoxville, Tennessee 37922
(865) 692-8777

Identification 172-14-0B-251 00-CO

Source of Grantors' interest in real property herein described in: **Instrument No. 20121126-0108292** in the Office of the Register of Deeds for Davidson County, Tennessee

WARRANTY DEED

THIS INDENTURE, made this 24th day January, 2025, between:

JENNIFER S. MEHR and CYRUS B. MEHR, wife and husband, of Davidson County, Tennessee, Grantors, and

CYRUS B. MEHR and JENNIFER S. MEHR, TRUSTEES of THE CYRUS B. MEHR AND JENNIFER S. MEHR REVOCABLE TRUST dated April 10, 2007, with full power to sell, convey, encumber or mortgage without joinder of beneficiary and without purchaser looking to the application of the proceeds, Grantee.

THE CYRUS B. MEHR AND JENNIFER S. MEHR REVOCABLE TRUST is a tenants by the entirety trust and the provisions of *Tenn. Code Ann.* §35-15-510 shall apply to this property and its proceeds.

WITNESSETH: That the said Grantors, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to them in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Grantee, the following described premises and land, to-wit:

See Exhibit A Attached Hereto And By This Reference Incorporated Herein

THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A ATTACHED HERETO HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED TO THE PREPARER.

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the Davidson County, Tennessee Register's Office. Also conveyed are all rights in easements and permissive use agreements of record.

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Grantee, its successors and assigns forever.

And the said Grantors, for themselves and for their heirs, executors, and administrators, do hereby covenant with the said Grantees, their successors and assigns, that they are lawfully seized in fee-simple of the premises and land above conveyed, and have full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and that they will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

JENNIFER S. MEHR

CYRUS B. MEHR

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public, JENNIFER S. MEHR and CYRUS B. MEHR, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day January, 2025.

Notary Public
My Commission Expires: 8-4-2027

LISA W. GAMMELTOFT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to *Tenn. Code Ann.* §67-4-409(a)(1)(C)(vi), and no oath of value shall be required.

CYRUS B. MEHR, Trustee

Sworn to and subscribed before me this 24th day of January, 2025.

Notary Public
My Commission Expires: 8-4-2028

LISA W. GAMMELTOFT STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

OWNER AND TAXPAYER'S ADDRESS:

Cyrus B. Mehr and Jennifer S. Mehr, Trustees
5228 Ravens Glen
Nashville, TN 37211

EXHIBIT A

Land in Davidson County, Tennessee, being Lot NO. 180 on the Plan of Subdivision Plat of Winfield Park, a Cluster Lot Development, Phase 2, Section 2 of record in Plat at Instrument No. 20030422-0052787, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn P. Ervin by Quitclaim Deed from D. Robert Ervin of record at Instrument No. 20040726-0089041, Register's Office for Davidson County, Tennessee, dated July 12, 2004.

D. Robert Ervin joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Kathryn P. Ervin.

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 2013 a lien, not yet due and payable,

Subject to all matters shown of the Plan of record as Instrument Number 20030422-0052787, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11113, Page 691, Instrument No. 20020520-0061426, 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 append to restrictions of record in Book 11113, Page 717, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 11124, Page 852 and Book 11628, page 204, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

Being the same property conveyed to JENNIFER S. MEHR and CYRUS B. MEHR, wife and husband, by Warranty Deed from KATHRYN P. ERVIN, married, dated November 16, 2012 and recorded as Instrument Number: 20121126-0108292 in the Register's Office for Davidson County, Tennessee.