THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1234612 DEEDWARR
02/05/2025 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250205-0008867

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Lori Ann Hines, as Trustee, Affiant

Subscribed and sworn to before me,
this 5th day of February, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Lori Ann Hines and Nola A. Wyatt, Co-Trustees of the Lori Ann Hines and Nola A. Wyatt Revocable Trust 5200 Dakota Avenue Nashville, TN 37209	Lori Ann Hines and Nola A. Wyatt, Co-Trustees of the Lori Ann Hines and Nola A. Wyatt Revocable Trust 5200 Dakota Avenue Nashville, TN 37209	Map 091-15-0 Pacel 140.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **LORI HINES** and spouse, **NOLA WYATT,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **LORI ANN HINES and NOLA A. WYATT, as Co-Trustees of the LORI ANN HINES AND NOLA A. WYATT REVOCABLE TRUST administered under agreement dated February 5, 2025** (the "Grantee"), its successors and assigns, all of the Grantor's

right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Being the easterly 60.0 feet of the southerly 150.0 feet of Block 15 on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee.

Said part of Block 15 fronts 60.0 feet on the northerly side of Dakota Avenue, formerly Fourth Avenue North, and runs back between parallel lines, with the easterly margin of 52nd Avenue, North, formerly 11th Street, 150.0 feet to an alley.

Being the same property conveyed by Suzanne MacKillop to Lori Hines and Nola Wyatt, as tenants in common with right of survivorship, by deed dated November 19, 2012, recorded as Instrument No. 20121120-0107120, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Open-End Deed of Trust of record as Instrument Number 20221230-0134039, Register's Office for Davidson County, Tennessee from Lori Hines and Nola Wyatt, a married couple, to First Horizon Bank.
2. Matters, if any, shown on the Plan of Block 15 on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, it any, contained in former instruments of record pertaining to subject property.

This is improved property commonly known as 5200 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 5th day of February, 2025.

LORI HINES

NOLA WYATT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LORI HINES** and **NOLA WYATT**, 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 and official seal on this 5th day of February, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 February 5, 2025

2-5-2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of February, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

