Karen Johnson
Batch # 1242329
03/03/2025 08 43 08 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARR
3 pgs
20250303-0015311

Prepared by and return to
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste 1(
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 157 00 0 030.00

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
ROBERT D. GWINN or	*	Robert D. Gwinn
JANET B. GWINN, Trustees of the	*	Janet B. Gwinn
GWINN REVOCABLE LIVING TRUST	*	6384 Chickering Circle
6384 Chickering Circle	*	Nashville, TN 37125
Nashville, TN 37125	*	

The GRANTORS, **ROBERT D. GWINN and wife, JANET B. GWINN, as tenants by the entirety,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

ROBERT D. GWINN or JANET B. GWINN, Trustees of the GWINN REVOCABLE LIVING TRUST, dated February 4, 2025

The GWINN REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Lot No. 9 on the Plan of Iroquois Meadows of record in Book 5050, page 86, as amended in Book 5260, page 590, both in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 9 fronts 95 feet on the westerly margin of Chickering Circle and extends back 376.09 feet on the northeasterly line and 251.42 feet on the southerly line to a broken line measuring 328.62 feet thereon.
>
> Being the same property conveyed to ROBERT D. GWINN and wife, JANET B. GWINN, as tenants by the entirety, by Warranty Deed of record at Instrument No. 20250220-0012255 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 4th day of February, 2025, by the undersigned.

ROBERT D. GWINN

JANET B. GWINN

STATE OF TENNESSEE

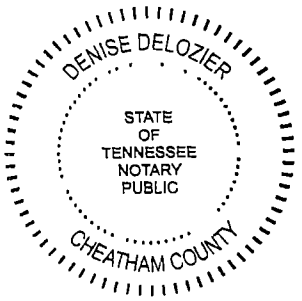
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **ROBERT D. GWINN and JANET B. GWINN,** to me known to be the persons described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 4th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: July 24, 2025



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 4th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: July 26 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY