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# 1246155 DEEDWARR
03/14/2025 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018780

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.

Nancy Jean King, as Trustee, Affiant

Subscribed and sworn to before me,
this 12th day of March, 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:
Timothy Joseph Babb and Nancy Jean King, Co-Trustees of the Timothy Joseph Babb and Nancy Jean King Revocable Trust 2924 22nd Avenue South Nashville, TN 37215	Timothy Joseph Babb and Nancy Jean King, Co-Trustees of the Timothy Joseph Babb and Nancy Jean King Revocable Trust 2924 22nd Avenue South Nashville, TN 37215	Map 117-6 Parcel 27

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, **NANCY J. KING and husband, TIMOTHY J. BABB** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY JOSEPH BABB and NANCY JEAN KING, as Co-Trustees of the TIMOTHY JOSEPH BABB AND NANCY JEAN KING REVOCABLE TRUST under agreement dated December 20, 2024** (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:

> Land in Davidson County, Tennessee, being Lot No. 8, Revision #2, on the Plan of Wellesley Trace, Section 2, or record in Book 5050, page 54, formerly Lot No. 36 of Block 2 on the Plan of Hillsboro Highlands of record in Book 843, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed by Michael D. Hassell and wife, Susan S. Hassell to Nancy J. Babb and husband, Timothy J. Babb, by deed dated August 7, 1998, recorded in Book 11060, page 541, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the Deed of Trust of record as Instrument Number 20220222-0019877, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated February 11, 2022 from Nancy Jean King aka Nancy J. King and Timothy Joseph Babb aka Timothy J. Babb, wife and husband, to Regions Bank d/b/a Regions Mortgage in the original principal amount of Two Hundred Eighty ($280,000.00) Dollars.
>
> This is improved property commonly known as 2924 22nd Avenue South, Nashville, Tennessee 37215.

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.

SIGNED this the 12th day of March, 2025.

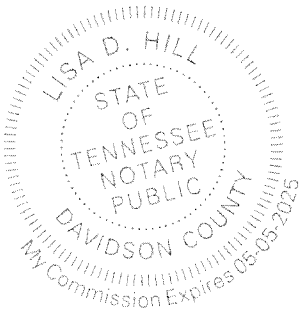
TIMOTHY J. BABB

NANCY J. KING

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY J. BABB and NANCY J. KING**, 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 12th day of March, 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 1 march 12, 2025.

3/12/2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of march, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

