Prepared by and return to
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 171 08 0 016.00

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
JAMES W. AVRIL or	*	James W. Avril
JUDITH P. AVRIL, Trustees of the	*	Judith P. Avril
AVRIL REVOCABLE LIVING TRUST	*	5541 Saddlewood Lane
5541 Saddlewood Lane	*	Brentwood, TN 37027
Brentwood, TN 37027	*	

The **GRANTORS, JAMES W. AVRIL, SR. and wife, JUDITH P. AVRIL,** 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:

JAMES W. AVRIL or JUDITH P. AVRIL, Trustees of the AVRIL REVOCABLE LIVING TRUST, dated March 17, 2025

The AVRIL 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. 28 on the Plan of Saddlewood Subdivision as of record in Book 5200, page 128, Register's Office for said County, to which lot is described on the plan of record as follows:
>
> Said Lot fronts 158 feet along the northerly side of Saddlewood Lane and runs back between lines 321.93 feet on the easterly side and 270 feet along the westerly side to a line in the rear measuring 128.38 feet.
>
> Being the same property conveyed to JAMES W. AVRIL, SR. and wife, JUDITH P. AVRIL, by Warranty Deed of record at Instrument No. 00007636-0000263 in the Register's Office of 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.

Karen Johnson
Batch # 1253912
03/31/2025 08 53 22 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARR
3 pgs
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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 17th day of March, 2025, by the undersigned.

James W. Avril Sr.

JAMES W. AVRIL, SR.

Judith P. Avril

JUDITH P. AVRIL

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JAMES W. AVRIL, SR. and JUDITH P. AVRIL,** 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 17th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2028

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 SHELBY

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).

Judith P. Avril

AFFIANT

Subscribed and sworn to before me this 17th day of March, 2025.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2028

My Commission Expires: _____