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# 1254723 DEEDWARR
04/01/2025 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250401-0024528

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.

Pamela Franklin Lovell, as Trustee, Affiant

Subscribed and sworn to before me,
this 31st 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:
David Edward Lovell and Pamela Franklin Lovell, Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust 120 Ransom Avenue Nashville, TN 37205	David Edward Lovell and Pamela Franklin Lovell, Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust 120 Ransom Avenue Nashville, TN 37205	064160E11500CO

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, **DAVID EDWARD LOVELL and PAMELA FRANKLIN LOVELL**, husband and wife (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **DAVID EDWARD LOVELL and PAMELA FRANKLIN LOVELL, as Co-Trustees of the DAVID AND PAMELA LOVELL TENNESSEE COMMUNITY PROPERTY TRUST under agreement dated December 9, 2015** (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 all of Unit 115, Building 31, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument Number 200610250132473 and amended in Instrument Number 200611060137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed by David E. Lovell to David Edward Lovell and Pamela Franklin Lovell, husband and wife, by deed dated March 31, 2025 recorded in Book as Instrument No. 20250331-0024215, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 307 Griffin Place, Hermitage, Tennessee 37076.

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.

[Signatures on the following page.]

SIGNED this the 31st day of March, 2025.

DAVID EDWARD LOVELL

PAMELA FRANKLIN LOVELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID EDWARD LOVELL and PAMELA FRANKLIN LOVELL**, 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 31st 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 March 31, 2025.

4-1-2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of April, 2025.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

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