This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Robert A Shearer &
Sherry L Shearer
410 Charlesgate Court
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1258358 DEEDWARR
04/14/2025 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0027771

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Robert A. Shearer** and **Sheery L. Shearer a/k/a Sherry L. Shearer**, husband and wife whose address is: 410 Charlesgate Court, Nashville, Tennessee 37215 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Robert A Shearer and Sherry L Shearer, Trustees of the Robert A Shearer and Sherry L Shearer Oath Trust, dated April 10, 2025, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 410 Charlesgate Court, Nashville, Tennessee 37215, the following tract of land located in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Burlington of record in Plat Book 5200, Page (s) 403 through 406, inclusive, in the Register's Office of Davidson County, Tennessee, to which Plan reference in hereby made for a more complete description of the property.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20170710-0068890, in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on April 10, 2025.

Robert A. Shearer, GRANTOR

Sheery L. Shearer a/k/a Sherry L. Shearer, GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert A. Shearer and Sheery L. Shearer a/k/a Sherry L. Shearer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this April 10, 2025.

Notary
My commission expires:

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Robert A. Shearer, AFFIANT

Sheery L. Shearer a/k/a Sherry L. Shearer, AFFIANT

Sworn to and subscribed before me this April 10, 2025.

Notary
My commission expires:

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 117 09 0C 010.00
Property Address:
410 Charlesgate Court, Nashville, Tennessee 37215
Name and Address of the Property Owner:
Robert A Shearer and Sherry L Shearer
410 Charlesgate Court, Nashville, Tennessee 37215

Tennessee Certification of Electronic Document

I, Burgess Edson, 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 4/10/2025 (date of document).

Affiant Signature

4/10/2025
Date

State of Tennessee

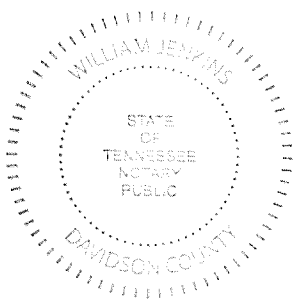
County of Williamson

Sworn to and subscribed before me this 10 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL



My Commission Expires
January 11, 2026