Karen Johnson
Batch # 1259962
04/15/2025 08 16 10 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDWARR
3 pgs

20250415-0028374

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

Map & Parcel: 103 13 0 033.00

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
DANIEL M. VIVES or	*	Daniel M. Vives
SUZANNE S. VIVES, Trustees of the	*	Suzanne S. Vives
VIVES REVOCABLE LIVING TRUST	*	408 Wilsonia Avenue
408 Wilsonia Avenue	*	Nashville, TN 37205
Nashville, TN 37205	*	

The GRANTORS, **DANIEL M. VIVES and wife, SUZANNE S. VIVES, 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:

DANIEL M. VIVES or SUZANNE S. VIVES, Trustees of the VIVES REVOCABLE LIVING TRUST, dated June 19, 2024

The VIVES 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:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hillwood Estates, Section 3, as of record in Book 1835, Page 135, Register's Office for said County.
>
> Said Lot No. 23 fronts 350 feet on the northerly side of Wilsonia Drive and extends back 375 feet on the easterly line and 386.5 feet on the westerly line to a dead line, measuring 340 feet thereon.
>
> Being the same property conveyed to DANIEL M. VIVES and wife, SUZANNE S. VIVES, as tenants by the entirety, by Quit Claim Deed of record at Instrument No. 20250407-0025891 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 18 day of March, 2025, by the undersigned.

DANIEL M. VIVES

SUZANNE S. VIVES

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DANIEL M. VIVES and SUZANNE S. VIVES,** to me known to be the persons described in 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 18 day of March, 2025

NOTARY PUBLIC

My Commission Expires: 01-22-2029



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).

AFFIANT

Subscribed and sworn to before me this 25 day of March, 2025

NOTARY PUBLIC

My Commission Expires. _____

ANDREA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires November 29, 2027