MAP & PARCEL #: 091 16 0 351.00

Prepared and Return to Jeffery K Spellerberg, Esq 5107 Shady Dell Trl. Knoxville, TN 37914 310-980-6323 jeff@spellerberglaw.com	Karen Johnson Davidson County Batch # 1264400 DEEDWARR 04/24/2025 09 49 55 AM 2 pgs Fees $12 00 Taxes $0 00 20250424-0031486
ADDRESS of NEW OWNER Nicole A Tyree, Trustee 509 Avondale Dr Knoxville, TN 37920	RESPONSIBLE FOR TAX PAYMENT Nicole A Tyree, Trustee 509 Avondale Dr. Knoxville, TN 37920

TAX MAP-PARCEL NUMBERS: 091-16-351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $0, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Nicole A Tyree, unmarried, hereinafter ceiled the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto the Nicole A Tyree Revocable Living Trust, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. To Wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of the Subdivision of the P. S. Sturop Lands of record in Chancery Court Plan Book 2, Page 78 Register's Office for said County.

Said Lot No 46 fronts 50 feet on the northerly margin of Dakota Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nicole A Tyree by deed from Paul Salveson and joined by Angel Salveson, aka Angle Salveson, spouse, of record in document 20011217-0139105, Register's Office for Davidson County, Tennessee

Description Reference The description is the same as that used in the last deed prior to this transaction.

Above-described conveyance is subject to Taxes for the year 2024 and subsequent years; All matters shown on the Plan of record in Chancery Court Plan Book 2, Page 78, said Register's Office.

This is improved property is known as 4868 Dakota Ave , Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee. Grantee's heirs or assigns, forever,

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, and has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of December, 2024

Nicole A. Tyree

Nicole A. Tyree

State of Tennessee)
County of Knox)

On this 31st day of December, 2024, before me the undersigned authority, personally appeared Nicole A Tyree, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My commission expires. July 07th, 2027

BETTY KRACHEY STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 07-07-2027

State of Tennessee)
County of Knox)

AFFIDAVIT

The undersigned declares under oath that the consideration or true value of the property transferred hereby, whichever is greater, is $ 0, and that this property is exempt as a transfer of real estate into or out of a revocable living trust created by the same transferors pursuant to TN Code § 67-4-409 a. 3. F.

Nicole A. Tyree

Nicole A. Tyree

Notary

My commission expires July 07th, 2027

BETTY KRACHEY STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 07-07-2027