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

Map & Parcel: 116 03 0M 004.00

Karen Johnson Davidson County
Batch # 1272870 DEEDWARR
05/14/2025 08 17 09 AM 3 pgs
Fees $17 00 Taxes $0 00
20250514-0037801

# WARRANTY DEED

| Property Address & New Owner | * | Mail Tax Statement to |
|---|---|---|
| JASON J. FAIR or | * | Jason J. Fair |
| MEREDITH K. FAIR, Trustees of the | * | Meredith K. Fair |
| FAIR REVOCABLE LIVING TRUST | * | 360 River View Drive |
| 4401 Ridgefield Way | * | Nashville, TN 37205 |
| Nashville, TN 37205 | * | |

The **GRANTORS, JASON J. FAIR and MEREDITH K. FAIR, husband and wife,** 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:

**JASON J. FAIR or MEREDITH K. FAIR, Trustees of the FAIR REVOCABLE LIVING TRUST, dated May 8, 2025**

The FAIR 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 Unit No. 4401, on the Horizontal Property Regime for Belle Meade Court Condominium, as recorded in the Master Deed of record in Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JASON J. FAIR and MEREDITH K. FAIR, husband and wife, by Warranty Deed of record at Instrument No. 20241031-0084191 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate record; Master Deed of record in Instrument No. 20081223-0122172; Amendment to By-Laws of record in

Instrument No. 20101207-0097450; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20070306-0027614; Storm Water Detention Agreement of record in Instrument No. 20070208-0016683; Matters shown on the Plan of record in Instrument No. 20081112-0111752; Right-of-Way Easement of record in Instrument No. 20070404-0040334, all in said 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 8th day of May, 2025, by the undersigned.

Jason J. Fair

**JASON J. FAIR**

Meredith K. Fair

**MEREDITH K. FAIR**

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JASON J. FAIR** and **MEREDITH K. FAIR,** 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 8th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2029

**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 8th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2029