Karen Johnson Davidson County
Batch# 1291381 DEEDWARR
06/27/2025 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250627-0050870

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi). Affiant Sworn to and subscribed before me this June 25, 2025 Comm Exp: Notary Public

THOMAS K WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 06-27-2027

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
EMILY DRAKE and THOMAS DRAKE, Trustees		
DRAKE REVOCABLE LIVING TRUST dated June 25, 2025	SAME AS NEW OWNER	155-16-0A-070-00
209 Trace Park Court West		
Nashville, TN 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, THOMAS W. DRAKE and EMILY C. DRAKE (Grantors), husband and wife, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to EMILY DRAKE and THOMAS DRAKE, Trustees of the DRAKE REVOCABLE LIVING TRUST dated June 25, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Traceside, Section Two of record in Plat Book 7900, Pages 980 and 981, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to THOMAS W. DRAKE and EMILY C. DRAKE, husband and wife, by ANDREI B. DUMITRESCU and LOGAN C. DUMITRESCU, husband and wife, by Warranty Deed of record in Instrument Number 20240610-0043306, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1) Property taxes for the year a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all

applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

The legal description is taken from the prior deed of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is known as 209 Trace Park Court West, Nashville, TN 37221

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on June 25, 2025.

THOMAS W. DRAKE

EMILY C. DRAKE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS W. DRAKE and EMILY C. DRAKE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this June 25, 2025.

NOTARY PUBLIC

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2027

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 June 25, 2025.

6/25/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 25th day of June, 2025.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028