Karen Johnson
Batch # 1303463
07/30/2025 08 14 07 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250730-0060024

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MAUREEN TREAS
FERGUSON, SCHETELICH & BALLEW, P A.
100 S. CHARLES STREET, SUITE 1401
BALTIMORE, MD 21201

OWNER (SEND TAX BILLS TO):

MYRTLE M. WARNER, TRUSTEE
PATRICK E WARNER, TRUSTEE
8587 BEAUTIFUL VALLEY DRIVE
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICK E. WARNER and MYRTLE M. WARNER, husband and wife (herein, "Grantor"), whose address is 8587 Beautiful Valley Drive, Nashville, TN 37221, hereby bargains, sells, remises, releases, quit claims and conveys to MYRTLE M. WARNER AND PATRICK E. WARNER, TRUSTEES, or any successors in trust, under the PATRICK AND MYRTLE WARNER REVOCABLE LIVING TRUST dated May 12, 2025 and any amendments thereto (herein, "Grantee"), whose address is 8587 Beautiful Valley Drive, Nashville, TN 37221, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee.

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 8587 Beautiful Valley Drive, Nashville, TN 37221

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

WITNESS my hand and seal this 12th day of June, 2025.

PIN NO: 126140A16000CO

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Patrick E. Warner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Patrick E. Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2025

[Affix Notary Seal]

SUSANA LERMA FELTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2026

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 6, 2026

GRANTOR:

Myrtle M. Warner

Myrtle M. Warner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Myrtle M. Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2025.

[Affix Notary Seal]

SUSANA LERMA FELTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2026

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 6, 2026

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $50.00.

Grantee:

Patrick and Myrtle Warner Revocable Living Trust dated May 12, 2025

Myrtle M. Warner
Myrtle M. Warner, Trustee

Subscribed and sworn to under oath before me, this 12th day of June, 2025 by Myrtle M. Warner, as Trustee of Patrick and Myrtle Warner Revocable Living Trust dated May 12, 2025.

[Affix Notary Seal]

SUSANA LERMA FELTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2026

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 6, 2026

Grantee:

Patrick and Myrtle Warner Revocable Living Trust dated May 12, 2025

Patrick E. Warner
Patrick E. Warner, Trustee

Subscribed and sworn to under oath before me, this 12th day of June, 2025 by Patrick E. Warner, as Trustee of Patrick and Myrtle Warner Revocable Living Trust dated May 12, 2025.

[Affix Notary Seal]

SUSANA LERMA FELTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2026

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 6, 2026

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of First Revision Final Plat Travis Trace Subdivision, Phase 1A, of record in Plat at Instrument No. 20151230-0131014 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed, Instrument No. 20160512-0047172 on May 12, 2016.

PIN NO: 126140A16000CO

STREET ADDRESS:

8587 Beautiful Valley Drive, Nashville, TN 37221

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.