Karen Johnson
Batch # 1303468
07/30/2025 08 25 24 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDWARR
2 pgs

20250730-0060029

THIS INSTRUMENT PREPARED BY:
Courtney Scollard, Attorney
10004 Meadow Vista Circle
Knoxville, TN 37922

OWNER AND RESPONSIBLE TAXPAYER:
The Moret Trust
Peter Moret and Kathy Moret, Trustees
1801 Newman Road
Rockvale, TN 37153

Map-Parcel Numbers: 083-13-0-324.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 21 day of July, 2025 by and between **Peter Moret and Kathy Moret, husband and wife,** hereinafter called Grantor, and **The Moret Trust, dated May 01, 2025, Peter Moret and Kathy Moret, Trustees**, and any amendments thereto, **a Revocable Living Trust,** hereinafter called Grantee.

WITNESSETH. That the said Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell, and convey unto the Grantee the following described premises, to-wit:

Property Address: 1406 Lillian St.

SITUATED in DAVIDSON COUNTY, Tennessee and being known and designated as all of Lot No 150 of Block "P" on the Plan of Lindsley Home Place, as shown on the plat of the same of record in Plat Book 2, Page 92, in the Chancery Court for Nashville, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 150 of Block "P" fronts 50 feet on the Southerly side of Lillian Avenue and runs back between parallel lines 150 feet to an alley

BEING the same property conveyed to Peter Moret and Kathy Moret, husband and wife, from John S Blackwell by Warranty Deed dated January 29, 2019, and recorded on February 01, 2019, as Instrument No. 20190201-0009608 in the Register's Office for Davidson County, Tennessee

SUBJECT to all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein TO HAVE AND TO HOLD THE said premises to the said Second Party, his/her heirs, successors and assigns forever in fee simple. GRANTOR COVENANTS THAT, for itself and its successors and assigns, does hereby covenant with said Second Party, his/her heirs, successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances (except as herein specifically stated above), and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance. The preparer of this instrument makes no representation as to the status of the title to the property herein conveyed

Any reference to recorded instruments is reference to the Register's Office in said County.

IN WITNESS whereof, the said parties have signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

GRANTORS:

Peter Moret

Kathy Moret

STATE OF TENNESSEE)
COUNTY OF Rutherford) ss

On this 21 day of July, 2025, personally appeared before me, the undersigned notary public, **Peter Moret and Kathy Moret,** proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding instrument, and acknowledged to me that such person executed the same as his/her free act and deed for its stated purpose.

Notary Public (seal)

My Commission Expires: 5-20-29

AMBER GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS TRANSFER IS A TAX-EXEMPT TRANSFER: ***T.C.A. § 67-4-409(a)(1)(c)(vi)*** **– TRANSFER OF REAL ESTATE TO A REVOCABLE LIVING TRUST.**