Karen Johnson
Batch # 1304228
07/31/2025 02 55 44 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDWARR
3 pgs

20250731-0060848

This document prepared by
Tree Ring Legal
PO Box 744
Smyrna, TN 37167

Address of New Owner	Send Tax Bill to	Map/Parcel Number
Anna Pride, Trustee 118 Skylark Alley Nolensville, TN 37135	FNB Mortgage 1608 Williams Drive Suite 301 Murfreesboro, TN 37129	188-10-A-071.00 CO

This document was prepared with information from public record, and was not verified by a title search, survey, or other method

Grantor: Anna Pride, a single individual

Grantee: Anna Pride, as Trustee of the Anna Marie Pride Living Trust dated November 17, 2024

STATE OF TENNESSEE)
)
COUNTY OF _____)

Pursuant to TCA § 67-4-409, the actual consideration of this transfer is $0 (zero dollars).

Anna Marie Pride

Affiant

DAVID V. WALDRON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TN

Sworn and subscribed before me on this the November 17, 2024.

David V. Waldron

Notary Public

My commission expires: August 17, 2025

Warranty Deed

For and in consideration of the sum of ten dollars, paid by the herein grantee, I, Anna Pride do hereby convey to Anna Pride, Trustee of the Anna Marie Pride Living Trust Living Trust dated November 17, 2024, all of my interest and title in a certain land described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123 Final Plat Subdivision, of record in Instrument No. 20070807-0093935, 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 a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Special Warranty Deed from WM SUB CC, LLC, a Tennessee limited liability company, of record in Instrument No. 20160725-0076561, Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 25, 2016, as corrected by Scrivener's Affidavit recorded on August 17, 2016 of record in Instrument No. 20160817-0085956, in said Register's Office.

Being the same property conveyed to Anna Pride, a single individual, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20170329-0030697, Register's Office for Davidson County, Tennessee.

This improved property is known as 118 Skylark Drive, Nolensville, TN 37135.

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

Note: The purpose of this document is to transfer property into a revocable living trust.
Note 2: The Grantor and Grantee are the same person.

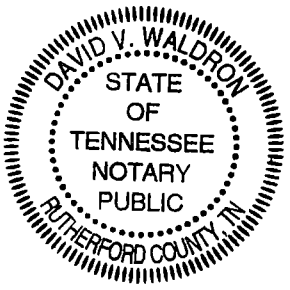
[Signatures on next page.]

Anna Pride

Anna Pride

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, ~~Kathryn L. Clark,~~ DAVID V. WALDRON Notary Public, the within named Anna Pride , Grantor, with whom I am personally acquainted or proven to me with reasonable certainty, who acknowledged that they executed this instrument for the purposes therein contained.



David V. Waldron

Notary Public

My commission expires: August 17, 2025