NAME AND ADDRESS OF OWNER:	PREPARED BY:
Rickey Edison McLean, Trustee 5245 Ridgefalls Way Antioch, TN 37013	John H. Baker III, Attorney at Law PO Box 398 302 N. Spring Street Murfreesboro, TN 37133-0308 (615) 896-4154
SEND TAX BILLS TO: Rickey Edison McLean, Trustee 5245 Ridgefalls Way Antioch, TN 37013	Map/Parcel: 173 04 0A 232.00

Karen Johnson
Batch # 1307096
08/11/2025 08:56:55 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20250811-0063337

THIS DOCUMENT IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENNESSEE CODE SECTION 67-4-409(a)(3)(F), FOR TRANSFERS OF REAL ESTATE TO GRANTOR'S REVOCABLE LIVING TRUST.

WARRANTY DEED
(To Grantor's Revocable Living Trust)

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rickey Edison McLean,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rickey Edison McLean, Trustee of the R E McLean Living Trust dated July 25, 2025, and any amendments thereto**, hereinafter called the Grantee, his heirs, successors and assigns, a certain parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND In Davidson County, Tennessee, being Lot No. 232 on the Plan of Oak Highlands, Phase Two, of record in the Register's Office for Davidson County, Tennessee as Instrument No. 199912130302267.

Being the same property conveyed to Rickey Edison McLean by warranty deed of record in Instrument No. 20010627-0068181, Register's Office for Davidson County, Tennessee.

This is improved property known as 5245 Ridgefalls Way, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as noted herein. Grantor does further covenant and bind Grantor, Grantor's heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

The aforesaid R E McLean Living Trust was executed and established by Rickey Edison McLean, as Grantor and Trustee, on July 25, 2025, before execution of this deed. Rickey Edison

McLean is the current Trustee of said trust. This trust is **revocable** during the lifetime of the Grantor.

This deed was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

IN WITNESS WHEREOF, the undersigned, Rickey Edison McLean, has hereunto set his hand this the 25th day of July, 2025.

Rickey Edison McLean, Grantor

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) SS.

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and county, the within named, **Rickey Edison McLean**, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 25 day of July, 2025.

NOTARY PUBLIC
My Commission Expires: 10/13/27

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY