THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1359054 DEEDWARR
12/17/2025 02:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251217-0100447

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Beth Colvin Huff, as Trustee, Affiant

Subscribed and sworn to before me,
this 16th day of December, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
John Gregory Huff and Beth Colvin Huff, Co-Trustees of the John and Beth Huff Revocable Trust 1625 Otter Creek Road Nashville, TN 37215	John Gregory Huff and Beth Colvin Huff, Co-Trustees of the John and Beth Huff Revocable Trust 1625 Otter Creek Road Nashville, TN 37215	145 00 0 045.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **JOHN G. HUFF and BETH C. HUFF**, husband and wife (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **JOHN GREGORY HUFF and BETH COLVIN HUFF, as Co-Trustees of the JOHN AND BETH HUFF REVOCABLE TRUST administered under agreement dated December 16, 2025** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of the Subdivision of the Mary Nelson Wade Property, of record in Book 6050, Page 463, Register's Office for said County, to which plan reference is hereby made for a more complete description.

LESS AND EXCEPT the portion of the above referenced property that was conveyed by John G. Huff and wife, Beth C. Huff, to William D. Leader, Jr. and Melanie M. Leader by Quitclaim Deed dated October 15, 2018, of record as Instrument Number 20181015-0102028, in the Register's Office for Davidson County, Tennessee. The area conveyed is also depicted in a survey graphic of record as Instrument Number 20180921-0093823, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to said Quitclaim Deed and said survey for a more full and complete description of the property excluded from this conveyance.

Being a portion of the same property conveyed by Jeffrey P. Lawrence and wife, Melinda McAlister Lawrence to John G. Huff and wife, Beth C. Huff, by (1) deed dated February 20, 1996, recorded in Book 9957, page 257, in the Register's Office for Davidson County, Tennessee and (2) a Release of Access Easement of the same date and recorded in Book 9957, page 271, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. The Open-End Deed of Trust of record as Instrument Number 20211118-0153832, Register's Office for Davidson County, Tennessee, from John G. Huff and Beth C. Huff to FirstBank.
2. Sanitary sewer and/or storm drainage easement in Book 8290, Page 920; provisions of an ingress and egress easement and roadway maintenance agreement being recorded simultaneously herewith; unrecorded easement for access to property south of subject property, said easement being located along the westerly property line; and all matters shown on the Plan of Record.

This is improved property commonly known as 1625 Otter Creed Road, Nashville, Tennessee 37215.

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 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 otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 16th day of December, 2025.

JOHN G. HUFF

BETH C. HUFF

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN G. HUFF and BETH C. HUFF**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 16th day of December, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-26-2029

Notary Public

My Commission Expires: 5/26/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 December 16, 2025.

12-16-2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 16th day of December, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

