Karen Johnson
Batch # 1364962
01/05/2026 09:40:07 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20260105-0000117

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

Address of New Owner	Send Tax Bill to	Map/Parcel Number
John David Ackerman and Donna Marie Ackerman, Trustees 4203 Belmont Boulevard Nashville, TN 37215	John David Ackerman and Donna Marie Ackerman 4203 Belmont Boulevard Nashville, TN 37215	Map 131-3, Parcel 226

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

Grantors: John David Ackerman and Donna Marie Ackerman, a married couple

Grantees: John David Ackerman and Donna Marie Ackerman, as Trustee of the Ackerman Family Living Trust dated December 31, 2025

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

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

Donna Marie Ackerman
Affiant

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Sworn and subscribed before me on this the December 31, 2025.

Notary Public

My commission expires: 03/17/2029

Warranty Deed

For and in consideration of the sum of ten dollars, paid by the herein grantees, we, John David Ackerman do hereby convey to John David Ackerman and Donna Marie Ackerman, Trustees of the Ackerman Family Living Trust dated December 31, 2025, all of our interest and title in a certain land described as follows to-wit:

Tract 1:

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 25 on the Map of Geo. W. Blair's Revised Subdivision of Belmont Park Place of record in Book 421, pages 118 and 119, Register's Office for said County.

Said southeasterly part of said lot No. 25 begins at a point on Belmont Boulevard and runs westerly 200 feet, said line being the northerly line of Lot No. 26; thence north 100 feet; thence easterly 200 feet to Belmont Boulevard and thence southerly along Belmont Boulevard, 100 feet to the point of beginning.

Tract 2:

Land in the 16th Civil District of Davidson County, Tennessee, being a part of Lot No. 26 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place of record in Plat Book 421, pages 118 and I19, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pipe in concrete on the westerly margin of Belmont Boulevard marking the intersection of the northerly line of Lot No. 26 with the westerly margin of said Boulevard; running thence north 88° 13.5' west 164.83 feet along the dividing line between Lots 25 and 26 to a point; thence south 1° 33' west 25 feet to a point; thence south 88° 13.5' east 164.83 feet to a point in the westerly margin of Belmont Boulevard; thence north 1° 32' east 25 feet along the westerly margin of Belmont Boulevard to the point of beginning, containing 0.0946 acres, more or less.

Being the same property conveyed to John David Ackerman and Donna Marie Ackerman, a married couple, by Warranty Deed dated February 8, 2008, from Patricia Ackerman Adair, a single individual, of record in Instrument Number 20080214-0014736, Register's Office for Davidson County, Tennessee.

This improved property is known as 4203 Belmont Boulevard, Nashville, TN 37215.

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.]

John David Ackerman

Donna Marie Ackerman

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Kathryn L Clark, Notary Public, the within named John David Ackerman and Donna Marie Ackerman, the Grantors, 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.

Notary Public

My commission expires: 03/17/2029

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD