Karen Johnson
Batch # 1369116
01/12/2026 02:34:14 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20260112-0002737

WARRANTY DEED

MAIL RECORDED DEED TO:

DORCEY LAW FIRM, PLC
10181 SIX MILE CYPRESS PARKWAY
SUITE C
FORT MYERS, FL 33966

OWNER (SEND TAX BILLS TO):

BRIAN LEE FLOETHE, TRUSTEE
14300 RIVA DEL LAGO DRIVE, UNIT 2005
FORT MYERS, FL 33907

FOR NO CONSIDERATION ($0.00), BRIAN LEE FLOETHE, an unmarried man (herein, "Grantor"), whose address is 14300 Riva Del Lago Drive, Unit 2005, Fort Myers, FL 33907, hereby sells, transfers and conveys to BRIAN LEE FLOETHE, TRUSTEE, or any successors in trust, under the BRIAN LEE FLOETHE TRUST dated September 6, 2000 and any amendments thereto, (herein, "Grantee"), whose address is 14300 Riva Del Lago Drive, Unit 2005, Fort Myers, FL 33907, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6313 Chickering Woods Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 158-09-0A-023.00-CO

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 11 day of December, 2025.

GRANTOR:

Brian Lee Floethe

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brian Lee Floethe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of December, 2025.

[Affix Notary Seal]

Susan L Trader
SIGNATURE OF NOTARY PUBLIC
My commission expires: January 16, 2028

SUSAN L. TRADER
MY COMMISSION # HH 481573
EXPIRES: January 16, 2028

OATH OF CONSIDERATION

STATE OF Florida
COUNTY OF Lee

The actual consideration for this transfer is $50.00. This is a transfer to a Revocable Living Trust.

Grantee:

Brian Lee Floethe Trust dated September 6, 2000

Brian Lee Floethe, Trustee

Subscribed and sworn to under oath before me, this 11 day of December, 2025 by Brian Lee Floethe, as Trustee of Brian Lee Floethe Trust dated September 6, 2000.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: January 16, 2028

SUSAN L. TRADER
MY COMMISSION # HH 481573
EXPIRES: January 16, 2028

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 12A, together with the appurtenant interest in the common elements of Chickering Woods, a Horizontal Property Regime established by Master Deed, of record in Book 6521, page 647, amended in Book 6912, page 132, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 12 on the plan of Chickering Woods of record in Book 6250, page 380, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument 20201019-0121449, on October 19, 2020.

PIN NO: 158-09-0A-023.00-CO

STREET ADDRESS: 6313 Chickering Woods Drive, Nashville, TN 37215

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.