NAME AND ADDRESS OF OWNER: Stephen Van Allen, Trustee 2471 Crosspark Drive Murfreesboro, TN 37129	PREPARED BY: John H. Baker III, Attorney at Law PO Box 398 302 N. Spring Street Murfreesboro, TN 37133-0398 (615) 896-4154
SEND TAX BILLS TO: Stephen Van Allen, Trustee 2471 Crosspark Drive Murfreesboro, TN 37129	Map/Parcel: 150 10 0 215.00

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, **Stephen Allen,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Van Allen, trustee of the SVA Living Trust dated September 26, 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. 40 on the Plan of Jamestown Estates, Section 3, of record in Plat Book 6900, Page 866, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to Stephen Allen by warranty deed of record in Instrument No. 20030619-0085000, Register's Office for Davidson County, Tennessee.

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 SVA Living Trust was executed and established by Stephen Van Allen, as Grantor and Trustee, on September 26, 2025, before execution of this deed. This trust is revocable during the lifetime of the Grantor.

Karen Johnson Davidson County
Batch # 1369572 DEEDWARR
01/14/2026 09:39:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260114-0003319

Stephen Allen is also known as Stephen Van Allen, being one and the same person.

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, Stephen Allen, has hereunto set his hand this the 26th day of September, 2025.

Stephen Allen, 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, **Stephen Allen**, 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 26 day of September, 2025.

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 06/17/2028