Karen Johnson Davidson County
Batch # 1417236 DEEDWARR
05/07/2026 08:32:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260507-0041023

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 160 15 0B 013.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
HUNTER S. FUTCH or	*	Hunter S. Futch
BLAIR D. FUTCH, Trustees of the	*	Blair D. Futch
FUTCH REVOCABLE LIVING TRUST	*	912 Brenton Park Court
912 Brenton Park Court	*	Brentwood, TN 37027
Brentwood, TN 37027	*	

The GRANTORS, **HUNTER SCOTT FUTCH and BLAIR DUDLEY FUTCH, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

HUNTER S. FUTCH or BLAIR D. FUTCH, Trustees of the FUTCH REVOCABLE LIVING TRUST, dated April 20, 2026

The FUTCH REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Final Plat of Brenton Park of record in Plat Book 7900, Page 820, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to HUNTER SCOTT FUTCH and BLAIR DUDLEY FUTCH, husband and wife, by Warranty Deed of record at Instrument No. 20200506-0047173 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters shown on the Plan of record in Plat Book 7900, Page 820, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 9488, Page 505, Book 1130, Page 16, Book 7900, Page 820, in the Register's Office for Davidson County, Tennessee; and Easement of record in Book 7808, Page 441, Book 7808, Page 498, Book 7808, Page 501, Book 8149, Page 919, in the Register's Office for Davidson County,

Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 20th day of April, 2026, by the undersigned.

HUNTER SCOTT FUTCH

BLAIR DUDLEY FUTCH

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **HUNTER SCOTT FUTCH** and **BLAIR DUDLEY FUTCH**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: _____

CARLISLE DALE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-9-2030

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 20th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: _____

CARLISLE DALE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-9-2030