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

Map & Parcel: 117 08 0B 007.00

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
103 Stokeswood Place	*	Brentwood, TN 37027
Nashville, TN 37215	*	

The **GRANTORS, HUNTER S. FUTCH and wife, BLAIR D. FUTCH, 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 located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 7 on the revised plan of Stokeswood Condominium, as shown on the plat of the same of record in Plat Book 6200, Page 438, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Together with and subject to any and all rights to common elements and limited common elements appurtenant thereto, as well as any covenants, conditions and restrictions therein, as set forth in Master Deed and Bylaws, of record in Book 6441, Page 577, Book 6453, Page 620 and Book 6293, Page 777, all in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to HUNTER S. FUTCH and wife, BLAIR D. FUTCH, as tenants by the entirety, by Warranty Deed of record at Instrument No. 20260507-0041022 in the Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1420069
05/14/2026 08:49:58 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260514-0043333

This conveyance is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6200, Page 438, and any and all restrictions, existing roadways, easements and rights-of-way of record.

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 S. FUTCH

BLAIR D. FUTCH

STATE OF TENNESSEE

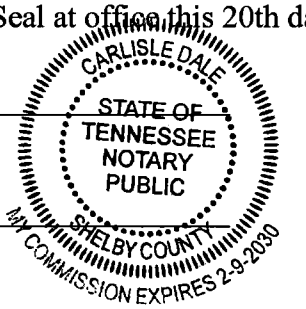
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **HUNTER S. FUTCH** and **BLAIR D. 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: _____



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 WILLIAMSON

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: _____

