PROPERTY OWNER(S) AND RESPONSIBLE TAXPAYER(S):	THIS INSTRUMENT PREPARED BY:
Timothy C. Artist and wife, Jane A. Bacon 212 Rising Sun Lane Old Hickory, TN 37138	Joel D. Roettger, Esq. Gentry, Tipton & McLemore, P.C. 900 S. Gay Street, Suite 2300 Knoxville, Tennessee 37902-1861 (865) 525-5300

Karen Johnson Davidson County
Batch # 1429533 DEEDWARR
06/08/2026 03:14:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
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Davidson County
Map & Parcel: 054 14 0 039.00
Street Address: 212 Rising Sun Lane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that this transfer is exempt from recordation tax per T.C.A. § 67-4-409(a)(1)(C)(vi).

TIMOTHY C. ARTIST

Subscribed and sworn to before me this 29th day of May, 2026.

Notary Public
My Commission expires: 07/06/2026

WARRANTY DEED

This Indenture made the 29th day of May, 2026, by and between **TIMOTHY C. ARTIST** and **JANE A. BACON, CO-TRUSTEES** of The Artist-Bacon Revocable Living Trust dated November 22, 2017 ("First Party"), and **TIMOTHY C. ARTIST** and wife, **JANE A. BACON** ("Second Party").

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, and released, and does hereby grant, bargain, sell, convey, remise and release unto the Second Party, their successors and assigns, the premises, to-wit:

Land situated in Davidson County, Tennessee, being Lot No. 103 on the plan of Brandywine Farms, Section II, as of record in Book 3700, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 135 feet on the southerly side of Rising Sun Lane and runs back 318.3 feet on the southeasterly line and 319 feet on the southeasterly line, to a dead line in the rear on which it measures 149.9 feet.

Being the same property conveyed to First Party from Tim Artist and wife, Jane Anne Bacon, by Warranty Deed dated November 22, 2017, and of record as Instrument No. 20171206-0124697 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead, dower, and curtesy therein.

TO HAVE AND TO HOLD the same unto Second Party, their successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

First Party covenants that it is lawfully seized in fee simple of the premises and that it has a good and lawful right to sell and convey the same. First Party further covenants that it will warrant and defend the title to said interest in the premises unto Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

Words of any gender shall be deemed to include any other gender, and a reference to the singular shall include the plural, and vice versa, unless the context indicates that such reading would be inappropriate.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED. FURTHER, THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH, SURVEY OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF.

IN WITNESS WHEREOF, the said First Party has executed this instrument the day and year first above written.

THE ARTIST-BACON REVOCABLE LIVING TRUST dated November 22, 2017

Timothy C. Artist, Co-Trustee

Jane A. Bacon, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **TIMOTHY C. ARTIST**, Co-Trustee of the Artist-Bacon Revocable Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as Co-Trustee of said Trust.

Witness my hand and official seal at office in the aforesaid county, this 29th day of May, 2026.

Notary Public
My Commission expires: 07/06/2026

BRENDAN HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **JANE A. BACON**, Co-Trustee of the Artist-Bacon Revocable Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as Co-Trustee of said Trust.

Witness my hand and official seal at office in the aforesaid county, this 29th day of May, 2026.

Notary Public
My Commission expires: 07/06/2026

BRENDAN HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY