Karen Johnson
Batch # 1483023
10/12/2026 08:20:27 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20261012-0093341

WARRANTY DEED

FROM:

Sandra Lynn Arons

TO:

Sandra Lynn Arons, Trustee

THIS INSTRUMENT PREPARED BY:

L. R. DeMarco, Attorney at Law
107 Music City Circle, Suite 105
Nashville, Tennessee 37214
615-490-8778
LRDeMarco.Attorney@gmail.com

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Sandra Lynn Arons, Trustee 2824 Vaulx Lane Nashville, TN 37204	SAME	118023f00100co

This transfer is exempt from real estate transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(vi).

For and in consideration of the sum of Ten and .00/100 dollars ($10.00) cash in and paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sandra Lynn Arons, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real estate to a revokable living trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sandra Lynn Arons, Trustee of the Sandra Lynn Arons Trust 2026, established by the Revocable Living Trust of Sandra Lynn Arons, dated October 7, 2026, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and

assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit "A" on the Declaration of Covenants, Conditions and Restrictions for the Cottages at 2824 Vaulx Lane, a Horizontal Property Regime with Private Elements, a/k/a Unit "A" 2824 Vaulx Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150914-0092811, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding legal description.
>
> Being the same property conveyed from Jason Bockman to Sandra Lynn Arons by deed of record dated April 15, 2016, and recorded April 18, 2016, in Instrument No. 20160418-0036891, Register's Office for Davidson County, Tennessee.

This is improved property known as 2024 Vaulx Lane, Nashville, Tennessee 37204.

A new legal description was not prepared for this transaction. The legal transaction is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's state and county taxes, which have been assumed by the Grantee.

2. All matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, the Grantee's successors, heirs and assigns forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7 day of October, 2026.

Sandra Lynn Arons
SANDRA LYNN ARONS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sandra Lynn Arons, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, this 7th day of October, 2026.

L. R. DeMarco
NOTARY PUBLIC

My Commission Expires: 10-4-27

L. R. DeMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY