

This Instrument Prepared By:
Bren Olswanger, Attorney
6525 North Quail Hollow Road, Suite 115
Memphis, Tennessee 38120
(901) 260-4055

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Barbara J. Hyder** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **David George Gooch, and Alisha Pounders, Co-Trustees of The 265 Highland Park Cove Revocable Living Trust under agreement dated November 1, 2024** ("Grantee"), the following described property being situated in the City of Oakland, County of Fayette, State of Tennessee, to wit:

Lot 20, Highland Park Subdivision, as shown on plat of record in Plat Book 11 Page 215 in the Register's Office of Shelby County, Tennessee to which plat reference is hereby made for a more particular description thereof. Being all and the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument No. 24006549 in the Register's Office of Fayette County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record in Plat Book 11 Page 215; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 22000876; Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 24005914; Quit Claim Deed for Common Areas of record in Instrument No. 22001523; Assignment of Declarant's Rights of record in Instrument No. 22001526. All referenced Instruments are of record in the Register's Office of Fayette County, Tennessee.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

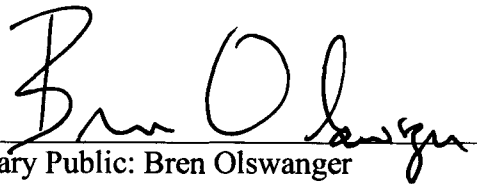
IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 1st day of November, 2024.


Barbara J. Hyder

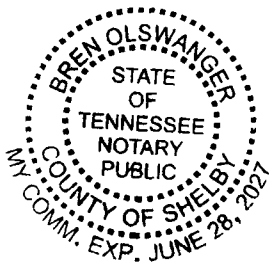
STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, **Barbara J. Hyder**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, as her free act and deed.

Witness my hand, at office, this 1st day of November, 2024.


Notary Public: Bren Olswanger

My Commission Expires: June 28, 2027



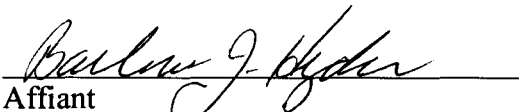
Owner Name and Address:
The 265 Highland Park Cove Revocable Living Trust
265 Highland Park Cove
Oakland, Tennessee 38060

Property Address:
265 Highland Park Cove
Oakland, Tennessee 38060

Send Tax Bills To:
David George Gooch, and Alisha Pounders, Co-Trustees
The 265 Highland Park Cove Revocable Living Trust
265 Highland Park Cove
Oakland, Tennessee 38060

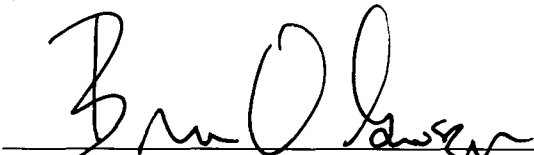
Tax Parcel ID Number:
080I B 02000 000

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer of the property is \$0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tennessee Code Annotated § 67-4-409~~(b)(3)(F)~~.
(a)(1) (c) (v)


Affiant

Subscribed and sworn to before me this 1st day of November, 2024.




Notary Public: Bren Olswanger

My Commission Expires: June 28, 2027

FAYETTE COUNTY
TRANSFER
DEC 18 2024
MARK WARD
ASSESSOR OF PROPERTY
BY 

		24007438
		3 PGS:AL-WARRANTY DEED
		EDDIE BATCH: 136505
		12/18/2024 - 02:30 PM
		VALUE 0.00
		MORTGAGE TAX 0.00
		TRANSFER TAX 0.00
		RECORDING FEE 15.00
		DP FEE 2.00
		REGISTER'S FEE 0.00
		TOTAL AMOUNT 17.00
		STATE OF TENNESSEE, FAYETTE COUNTY
		ED PATTAT
		REGISTER OF DEEDS