SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made and entered into this the 25th day of March, 2019, by and between, CATHERINE M. SHOFFNER, party of the first part, and SHERYL L. WOOLEY, trustee, or successor trustee(s), of the CATHERINE M. SHOFFNER REVOCABLE TRUST DATED MARCH 25, 2019, party of the second part.

WITNESSETH: That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, that the party of the first part does hereby specially warrant, bargain, convey, transfer and confirm unto the party of the second part the following described real property ("Real Property"), situated in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee and being Lot Number 1 on the Plan of Stewartwood Annex Subdivision of record in Instrument Number 20031222-0181878, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said lots.
>
> Derivation Clause: Being the same Real Property conveyed to the party of the first part by Quitclaim Deed filed of record as Instrument No. 20190404-0030628 in the Davidson County Register's Office.

The party of the first part does hereby covenant with the party of the second part that the party of the first part is lawfully seized and possessed in fee simple of the Real Property; that the party of the first part has a good right to give and convey the Real Property; that the party of the first part warrants the title against all persons claiming under the party of the first part; and that the Real Property is unencumbered, except for 2019 property taxes, which the party of the first part assumes and agrees to pay. This conveyance is made subject to all subdivision restrictions, building lines and easements of record filed in the Register's Office of Davidson County, Tennessee.

The party of the first part shall remain liable to the party of the second part for any and all title warranties made under this Deed as long as the party of the second part is the record owner of the Real Property. Such warranties shall include any and all warranties against any title risks covered by any title insurance policy in the name of the party of the second part insuring the title of the Real Property.

At the request of the party of the first part and the party of the second part, this Deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this Deed is not intended as, nor constitutes, an opinion of title by the preparer.

This Deed is a transfer of real estate to a revocable living trust created by the same transferor and/or the spouse of the transferor, and therefore is exempt from recordation tax as a transfer of realty under T.C.A. § 67-4-409(a)(3)(F).

WITNESS the signature of the party of the first part the day and year first above written.

Karen Johnson Davidson County
Batch# 213764 DEEDWARRSP
04/04/2019 08:44:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20190404-0030629

Catherine M. Shoffner
CATHERINE M. SHOFFNER

STATE OF TENNESSEE:
COUNTY OF SHELBY:

Personally appeared before me, MATTHEW A. RHOADS, a Notary Public in and for the above State and County, duly commissioned and qualified, the within named CATHERINE M. SHOFFNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the foregoing document as the party of the first part, and to be the person who executed the foregoing instrument, and to be the person who, under oath, acknowledged that such person executed the foregoing instrument for the purposes contained therein as the person's free act and deed.

WITNESS my hand and Notarial Seal at Memphis, Shelby County, Tennessee, this the 25th day of March, 2019.



Notary Public

My Commission Expires:

PROPERTY ADDRESS:	589 Stewarts Ferry Pike Nashville, Tennessee 37214
PROPERTY OWNER:	SHERYL L. WOOLEY, trustee of the CATHERINE M. SHOFFNER REVOCABLE TRUST DATED MARCH 25, 2019 7449 Third Road Bartlett, Tennessee 38135
PERSON RESPONSIBLE FOR REAL PROPERTY TAXES:	SHERYL L. WOOLEY, trustee of the CATHERINE M. SHOFFNER REVOCABLE TRUST DATED MARCH 25, 2019 7449 Third Road Bartlett, Tennessee 38135
WARD, BLOCK, & PARCEL NUMBER:	Map: 96-12; Parcel: 49.00
PREPARER:	Matthew A. Rhoads, Esq. (TN BOPR No. 026900) The Bailey Law Firm, A Professional Corporation 5100 Wheelis Drive, Suite 215 Memphis, Tennessee 38117