

I hereby swear or affirm that the actual consideration for this transfer was $350,000.00
Connie S. Patterson
Sworn to as of: 11-15-19
Notary Public: 9-16-23

PREPARED BY:
Leader, Bulso & Nolan PLC
414 Union St., Ste. 1740
Nashville, TN 37219

Name and address of owner:	Send tax bills to:
Connie Patterson 4711 Elkins Ave. Nashville, TN 37209	owner
TAX PARCEL NO.: 091-15-0-343.00	

Karen Johnson Davidson County
Batch# 318391 DEEDWARRSP
11/22/2019 09:40:59 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20191122-0120742

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Darryl Harvey, in his capacity as trustee of the Blackwell Family Trust** under an instrument dated May 22, 2019, ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, remise, grant, and convey unto **Connie Patterson**, an unmarried woman, ("Grantee"), her successors and assigns, his undivided one-half interest, the same being the full extent of his interest, in that particular parcel of improved real property situated in Davidson County, Tennessee, commonly known as 4711 Elkins Avenue, Nashville, along with all appurtenances and improvements thereunto, which parcel is more fully described as follows: S. C.P.

> Being the westerly 20 feet of Lot No. 610 and all of Lot No. 612 of Block 27 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, in the office of the Register of Deeds for Davidson County.
>
> Said part of Lot No. 610 and all of Lot No. 612 front together 80 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines, with the easterly margin of 48th Avenue North, formerly Seventh Street, 180 feet to an alley.
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> Being Tract 2 of the same property conveyed to Grantor by Hollie Lynn Blackwell via quitclaim deed found as instrument number 201905230048842 in the same Register's office. Being likewise the same property conveyed to Dewey E. Brunson and wife, Helen M. Brunson, via deed in the same Register's office in Book 2135, page 353
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> The legal description herein was derived from prior deeds and no new survey has been performed.

To have and to hold said undivided one-half interest in fee simple forever, and Grantor hereby covenants with Grantee that he is seized of that undivided one-half interest and has the right to convey it, and Grantor will warrant and defend the title thereto against the claims of all persons claiming by, under, or through him and against the claims of his grantee and those claiming by, under, or through her, but not further or otherwise and, in addition, not with respect to Grantee's undivided interest in the aforementioned parcel not passing under this instrument.

IN WITNESS WHEREOF, Grantor has signed this deed on the 15 day of November, 2019.

Darryl Harvey,
trustee of the Blackwell Family Trust
GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Judith C. Jacobs, a Notary Public in and for the State and County aforesaid, personally appeared Darryl Harvey, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged to me and demonstrated on the basis of satisfactory evidence that he is the duly appointed trustee of the Blackwell Family Trust under an instrument dated May 22, 2019, and that he executed the foregoing instrument for the purposes therein contained in his capacity as such and not in his personal, individual capacity.

WITNESS my hand and seal at office this 15 day of NOV, 2019.

Notary Public

My Commission Expires: 9-16-23

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY