Karen Johnson Davidson County
Batch# 330566 DEEDWARRSP
12/16/2019 03:12:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191216-0129641

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
SunTrust Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
VCW Ventures, LLC Attn: Elizabeth Hunt, President 418 Sunnyside Drive Nashville, TN 37205-3414	VCW Ventures, LLC Attn: Elizabeth Hunt, President 418 Sunnyside Drive Nashville, TN 37205-3414	103-12 #54 26W-4295

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Elizabeth S. Hunt**, in her capacity as Personal Representative of the Estate of Alice J. Smith, as Grantor, by these presents does hereby grant, bargain, sell and convey unto **VCW Ventures, LLC**, a Tennessee limited liability company, as Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to- wit:

> Land in Davidson County, Tennessee, being Lot No. 41 of Block "I" on the Map of Cherokee Park, Third Section, as of record in Nook 843, pages 2 and 3, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 41 fronts 60 feet on the easterly side of Cherokee Road and runs back 134.24 feet on the north line and 134.45 feet on the south line to a dead line in the rear on which it measures 60 feet.
>
> Being the same property conveyed to Thayer C. Smith and Alice J. Smith, as husband and wife, by Warranty Deed dated the 1st day of September, 1981, from Mary A. Lancaster, an unmarried person, recorded in Book 5790, Page 652, Register's Office for Davidson County, Tennessee. Thayer C. Smith having died married to Alice C. Smith on the 4th day of November, 2008, the interest in the property vested entirely in Alice J. Smith by operation of the tenancy by the entirety between the couple. Alice J. Smith's

Last Will and Testament was duly admitted to probate in Davidson County, Tennessee, Docket No. 19P-867, in the Probate Court for said County. Said Will specifically vests Elizabeth S. Hunt as the Personal Representative of Alice J. Smith's estate with authority to convey all real property of Alice J. Smith.

TO HAVE AND TO HOLD and Grantor does covenant with Grantee that Grantor is well seized of the property, that Grantor has good right and title to convey the property. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming, through or under Grantor but not further or otherwise.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

Grantor shall be pay any real property taxes attributable to the period of Grantor's ownership of the property prior to 2019 and/or any outstanding prior taxes, and Grantee shall be responsible for any taxes attributable to the 2019 tax year and thereafter.

All the members of Grantee are beneficiaries of the Alice J. Smith estate and this conveyance is made to the Grantee at such beneficiaries' request rather than to the beneficiaries directly as an accommodation to them. Accordingly, the conveyance is made in partial satisfaction of said beneficiaries' interest in the estate.

This is improved property known as 220 Cherokee Road, Nashville, Tennessee 37205.

WITNESS my hand this 16th day of December, 2019.

Elizabeth S. Hunt

Elizabeth S. Hunt, as Personal Representative of the Estate of Alice J. Smith

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Kim Freeman, a Notary Public in and for said State and County, **Elizabeth S. Hunt**, as Personal Representative of the Estate of Alice J. Smith, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2019.

Kim Freeman

Notary Public

My Commission Expires: 11/8/2021



STATE OF TENNESSEE)
COUNTY OF Davidson)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(3)(D), Tennessee Code Annotated.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2019.

Notary Public

My Commission Expires: 11/8/2021

KIM FREEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE EXPIRES Nov 8, 2021

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