Prepared By:
NEAL & HARWELL, PLC
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Karen Johnson Davidson County
Batch# 447580 DEEDWARRSP
07/31/2020 09:03:23 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200731-0084448

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael P. Pearsall and Lindsey B. Pearsall, Trustees 5603 SW Hanford Street Seattle, WA 98116	Michael P. Pearsall and Lindsey B. Pearsall, Trustees 5603 SW Hanford Street Seattle, WA 98116	MAP 83-13 PARCEL 421.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael P. Pearsall and wife Lindsey B. Pearsall, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Michael P. Pearsall and Lindsey B. Pearsall, Trustees of the Pearsall Trust dated June 26, 2020, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year 2020 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures on Following Page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this 26 day of June, 20 20.

GRANTORS:

Michael P. Pearsall

Lindsey B. Pearsall

GRANTEES:

Michael P. Pearsall, Trustee of the Pearsall Trust dated June 26th, 20 20

Lindsey B. Pearsall, Trustee of the Pearsall Trust dated JUNE 26, 20 20

STATE OF Washington)
COUNTY OF King)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Michael P. Pearsall and Lindsey B. Pearsall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Seattle, Washington, this 26th day of June, 2020.

Notary Public

My Commission Expires: 09-19-2023

Notary Public
State of Washington
ROSE K RAGAN
License #180791
My Commission Expires
September 19, 2023

STATE OF Washington)
COUNTY OF King)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Michael P. Pearsall and Lindsey B. Pearsall, Trustees of the Pearsall Trust dated June 26, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in Seattle, Washington, this 26th day of June, 2020.

Notary Public

My Commission Expires: 09-19-2023

Notary Public
State of Washington
ROSE K RAGAN
License #180791
My Commission Expires
September 19, 2023

STATE OF Washington)
COUNTY OF King)

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(3)(F).

Affiant

Sworn to and subscribed before me this 26th day of June, 2020.

Notary Public

My Commission Expires: 09-19-2023

Notary Public
State of Washington
ROSE K RAGAN
License #180791
My Commission Expires
September 19, 2023

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 121, Block N, on the Plan of Lindsley Homeplace, of record in Chancery Court Book 2, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed legal description.

This is real property commonly known as 1512 Fatherland Street, Nashville, TN 37206.

Being the same property conveyed to Lindsey B. Pearsall and Michael Pearsall, wife and husband, by Quitclaim Deed dated June 26, 2020, and of record as Instrument No. 20200731-0084447, Register's Office for Davidson County, Tennessee.