This instrument prepared by:

Yvette L Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, TN37067

Karen Johnson Davidson County
Batch# 517292 DEEDWARRSP
11/17/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20201117-0135289

Tax parcel identification number(s):

034-06-0-053.00

Name and Address of Owner and Taxpayer for tax bill:
Edmund D. Collier, Trustee and Theresa L. Collier, Trustee
5906 Gullane Ct
Banning CA 92220

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of November, 2020.

Notary Public

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into on this 12th day of November, 2020, by and between **Shanan L. Campbell, as Trustee of the Stewart Campbell Jr Legacy Trust**, the party of the first part, and **Edmund D. Collier, Trustee and Theresa L. Collier, Trustee of The Edmund and Theresa Collier Revocable Living Trust, created May 22, 1995 and amended and restated on September 13, 2017**, the party of the second party.

WITNESSETH: That for and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second party that certain real property legally described on the attached Exhibit A (the "Property"). SUBJECT TO all taxes, assessments, liens, encumbrances, easements and restrictions of record and all matters which an accurate survey or physical inspection of the Property would disclose (the "Permitted Exceptions").

This is improved property with an address of 719 Myatt Drive, Madison, TN 37115.

TO HAVE AND TO HOLD, the Property together will all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The party of the first part hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the Property unto the party of the second part, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under the party of the first party, but not otherwise, and subject to the Permitted Exceptions.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

Executed this 12th day of November, 2020.

**The Stewart Campbell Jr Legacy Trust**

By: _____

Name: **Shanan L. Campbell**

Title: Trustee

STATE OF TN ]
] SS.
COUNTY OF Williamson ]

Before me, the undersigned, a notary public in and for said state and county, duly commissioned and qualified, personally appeared Shanan L Campbell, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to the Trustee of The Stewart Campbell Jr Legacy Trust, the within named bargainor, and that she as such Trustee of the within named bargainor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as such Trustee of the Trust.

Witness my hand and seal in the aforementioned county and state this 12 day of November, 2020.

7-20-2024
Commission Expiration Date

_____
Notary Public

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## EXHIBIT A

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Lot 5 of the Resubdivision of Lot 5 of the Revised Master Plat of Rivergate Place of record in Plat Book 9700, Page 320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stewart Campbell, Jr. and wife, Mary H. Campbell by Limited Warranty Deed from Steak N Shake, Inc. of record in Book 11720, page 237, Register's Office for Davidson County, Tennessee, dated October 22, 1999 and recorded on October 28, 1999. The said Mary H. Campbell having since died on September 20, 2007, leaving her husband, Stewart Campbell, Jr., as the surviving tenant by the entirety.

Being the same property conveyed to Shanan L. Poss, as the Trustee of the Stewart Campbell, Jr. Preservation Trust dated December 22, 2012, and her successor in trust by Quitclaim Deed from Stewart Campbell, Jr., of record in Instrument No. 20130808-0083105, Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on August 8, 2013. As evidenced by Notice of Change of Trustee & Name of Trust of record in Instrument No. 20140828-0078866, Register's Office for Davidson County, Tennessee, title is now vested in Shanan L. Campbell, as the Trustee of the Stewart Campbell, Jr. Legacy Trust.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-2021