This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 544094 DEEDWARRSP
12/31/2020 03:20:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201231-0155295

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Mitchell Trust James G. Mitchell, Trustee Sallyce C. Mitchell, Trustee 159 Sheila Drive Nashville, TN 37013	Same as New Owner	133-14-0-047.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **James G. Mitchell and wife, Sallyce C. Mitchell**, hereinafter Grantors, do transfer and convey unto **James G. Mitchell and Sallyce C. Mitchell, Trustees of the Mitchell Trust** dated December 16, 2020, hereinafter Grantees, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 80-A, on the Zone Lot Division of Lot 80 of Elysian Park as of record in Plat Book 6900, Page 586, Register's Office for said County, to which plan reference is made for a more complete legal description.
>
> Being the same property conveyed to James G. Mitchell and wife, Sallyce C. Mitchell, by deed from Charles R. Dornan, married, of record in Instrument No. 20070103-0001170, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 4847 Lynn Drive, Nashville, Tennessee 37211.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their heirs, successors and assigns in fee simple forever.

Grantees, as Trustees, have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement. The property and its proceeds have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantors do now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns against all persons claiming the same from, through or under Grantors, but not further or otherwise.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on December 16, 2020.

James G. Mitchell, Grantor

Sallyce C. Mitchell

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, James G. Mitchell and Sallyce C. Mitchell, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on December 16, 2020.

Notary Public
My Commission Expires: 2/21/22



State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Subscribed and sworn to before me on December 16, 2020.

James G. Mitchell

James G. Mitchell, Grantee, Trustee

Sara Denman

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY