This instrument prepared by:
Julia M. Alley
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
5115 Maryland Way, Suite 131
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 620378 DEEDWARRSP
04/22/2021 08:15:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210422-0053716

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Baker Family Trust Kenneth A. Baker, Trustee Barbara W. Baker, Trustee 7621 Indian Springs Drive Nashville, TN 37221	Same as New Owner	128 09 0 008 00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Kenneth A. Baker et ux, Barbara W. Baker, hereinafter Grantors, do transfer and convey unto Kenneth A. Baker and Barbara W. Baker, Trustees of the Baker Family Trust dated April 20, 2021, 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. 15 on the Plan of B.V. 1776 Estates, as of record in Plat Book 5050, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kenneth A. Baker et ux, Barbara W. Baker by deed from Sandra J. Jacobs Herndon of record in Book 5907, page 53, 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 7621 Indian Springs, Nashville, Tennessee.

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.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has 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 Grantor does now and will forever warrant and defend the title to the herein described real property to Grantee, their heirs, successors and assigns against all persons claiming the same from, through or under Grantor, 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 this 20th day of April, 2021.

Kenneth A. Baker

Kenneth A. Baker, et ux, Grantor

Barbara W. Baker

Barbara W. Baker, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Kenneth A. Baker and Barbara W. Baker, 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 this 20th day of April, 2021.

Julia Alley

Notary Public

My Commission Expires: 3-13-2022

JULIA ALLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 13, 2022

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.

Kenneth A. Baker

Kenneth A. Baker, Trustee, Grantee

Subscribed and sworn to before me this 20th day of April, 2021.

Julia Alley

Notary Public
My Commission Expires: 3-13-2022

JULIA ALLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 13, 2022