This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 647114 DEEDWARRSP
06/01/2021 01:03:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210601-0073153

| Address of New Owner: | Send Tax Bills to: | Map/Parcel: |
|---|---|---|
| Steven Rosenberg Trust<br>Steven P. Rosenberg, Trustee<br>802 North 16th St.<br>Nashville, TN 37206 | Same as New Owner | 083-06-0-015.00 |

# SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Steven P. Rosenberg,** hereinafter Grantor, does transfer and convey unto **Steven P. Rosenberg, Trustee of the Steven Rosenberg Trust** dated May 27, 2021, hereinafter Grantee, his successors and assigns, all of Grantor's 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. 57 and the northerly 10 feet of Lot No. 56 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.
>
> Said Lot No. 57 and the northerly 10 feet of Lot No. 56 front together sixty (60) feet on the westerly side of North 16th Street (formerly Porter Avenue) and run back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Steven P. Rosenberg by deed from William Bailey O'Neal and wife, Janice Allen O'Neal, of record in Book 8036, page 446, 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, the plan of record in Book 421, page 36, and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 802 North 16th Street, Nashville, Tennessee.

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

Grantee, as Trustee, has 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.

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, his 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 on May 27, 2021.

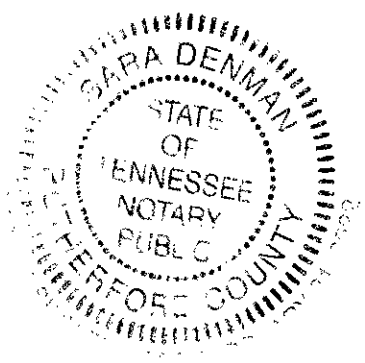
Steven P. Rosenberg, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Steven P. Rosenberg with whom I am personally acquainted and who upon oath acknowledged he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 27, 2021.

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 created by Grantor.

Subscribed and sworn to before me on
May 27, 2021.

Steven P. Rosenberg, Grantee

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY