Karen Johnson Davidson County
Batch# 659203 DEEDWARRSP
06/17/2021 12:19:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210617-0081982

This Instrument Prepared By:
Carey T. Frazier, Attorney
201 King Arthur Circle
Franklin, TN 37067
Tel: 615-472-8661

SPECIAL WARRANTY DEED

Grantor:	**Mary Elizabeth Timmons**
Grantee:	**Mary Elizabeth Timmons as Trustee of the Mary Elizabeth Timmons Revocable Trust**
County:	**Davidson County, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Mary Elizabeth Timmons, Trustee of the Mary Elizabeth Timmons Revocable Trust.	**Map & Parcel 142090Eo2800CO**
1228 General George Patton Drive	
Nashville, TN 37221	

Affidavit of Consideration

STATE OF TENNESSEE COUNTY OF Davidson	
The actual consideration for this transfer is $ -0- . This is a conveyance of real estate to a Revocable Trust and exempt from recordation tax under TCA 67-4-409 (a) (3) (F)).	**Subscribed and sworn to before me, This date of March 25, 2021**
Mary Elizabeth Timmons **Mary Elizabeth Timmons, Grantor Affiant**	Carey T. Frazier **Notary Public** **My Commission Expires: 3/19/2023**

STATE OF TENNESSEE NOTARY PUBLIC CAREY T. FRAZIER WILLIAMSON COUNTY My Commission Expires 03-19-2023

RECITALS:

WHEREAS, on March 25th, 2021, Mary Elizabeth Timmons, as Grantor, and Mary Elizabeth Timmons, as Trustee, established by agreement (the "Trust Agreement") known as the "Mary Elizabeth Timmons Revocable Trust". Mary Elizabeth Timmons was named as Trustee.

WHEREAS, Mary Elizabeth Timmons owns certain real estate known as 1228 General George Patton Drive, Nashville, Tennessee, 37221, and more particularly described below as per Exhibit A. (the "Property") It is the intent of Mary Elizabeth Timmons, as **Grantor**, to convey said property to the Trustee **(Grantee)** of the Mary Elizabeth Timmons Revocable Trust.

NOW, THEREFORE FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Elizabeth Timmons, **Grantor** hereby transfers, and convey unto Mary Elizabeth Timmons, Trustee and as **Grantee**, her heirs and assigns, the real estate described in Exhibit A, attached hereto ("the Property").

TO HAVE AND TO HOLD the "Property" with appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors, heirs and assigns forever. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the "Property," or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to the "Property" to Grantee, its successors, heirs and assigns, against the claims of all persons claiming by or through Grantor but not otherwise.

The "Property" is conveyed subject to such limitations, restrictions and encumbrances as may affect the "Property." Grantor transfers and conveys to Grantee all of Grantor's right and benefit that it may possess under any and all covenants and warranties as set out in any prior deed conveying the "Property" to Mary Elizabeth Timmons.

IN WITNESS WHEREOF, Grantor has signed this Special Warranty Deed on this date of March 25th, 2021.

Mary Elizabeth Timmons

Mary Elizabeth Timmons (Grantor)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Elizabeth Timmons, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this date of March 25th, 2021.

Carey T. Frazier

Notary Public
My Commission Expires: 3/19/2023

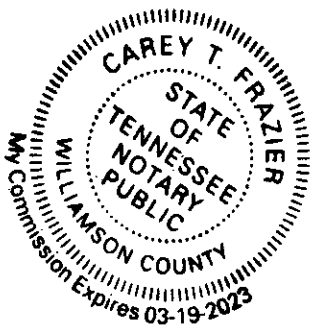


EXHIBIT A

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number 1228, together with the carport designated as 1228-C on the Plan of River Plantation, Section Seven, Phase One, of record in Book 5200, Page 705 & 706, as amended in Book 6392, age 321, Register's Office for said County, to which plan reference is made for a more complete description thereof.

BEING part of the same property, conveyed to Mary Elizabeth Timmons by Deed From Karin Alaine Timmons Whitehead and Mary Lesa Timmons Cannon, per Instrument Number 20160622-0063481 of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1229 General George Patton Drive, Nashville, Tennessee 37221.

The legal description above was taken from the Deed by which the property was conveyed to Mary Elizabeth Timmons. See Instrument Number 20160622-0063481 in the Register's Office of Davidson County, Tennessee. The property was not surveyed at the time of this conveyance nor was a title search performed. The legal description above and the state of title of the Property have been furnished to the draftsman from the previous deed. The draftsman assumes no liability for the accuracy thereof.