Karen Johnson Davidson County
Batch# 663289 DEEDWARRSP
06/23/2021 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210623-0085048

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

TRUSTEE'S SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
R. Whitworth Fletcher 1611 19th Street, N. W. Washington, D.C. 20009	R. Whitworth Fletcher 1611 19th Street, N. W. Washington, D.C. 20009	103-16-B-113CO 07DA-79422

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, R. WHITWORTH FLETCHER, being the sole trustee of the John S. Fletcher, Jr. Revocable Trust, the former co-trustee, Bee Fletcher, having passed away on 9/25/2019 (the "Grantor") by these presents does hereby quitclaim and convey unto R. WHITWORTH FLETCHER, his heirs and assigns (the "Grantee") all of the Trust's right, title and interest in and to the following described property.

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1006, on the Plan of Windsor Tower, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Windsor Tower, as said areas are set forth and defined in Master Deed of record in Book 5113, Page 338 and By-Law of record in Book 5313, Page 358; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

BEING the same property conveyed to R. Whitworth Fletcher and Bee Fletcher, as co-trustees for the John S. Fletcher, Jr. Revocable Trust, dated April 21, 1999, with full power to sell and/or encumber without joinder of beneficiary, by Warranty Deed of record in Book 11445, Page 35, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee, his successors and assigns, forever.

Grantor covenants and binds himself, his successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons claiming through and under Grantor in his capacity as Trustee, but not further or otherwise.

This is improved property known as 4215 Harding Pike, #1006, Nashville, Tennessee 37205.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(G).

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 21st day of June, 2021.

R. Whitworth Fletcher

R. WHITWORTH FLETCHER, Sole Trustee of the John S. Fletcher, Jr. Revocable Trust

City of Washington
~~STATE OF TENNESSEE~~)
District of Columbia)
~~COUNTY OF DAVIDSON~~)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, R. Whitworth Fletcher, Trustee of the John S. Fletcher, Jr. Revocable Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of June, 2021.

Notary Public

My Commission Expires:

DELALI A. DAGADU
NOTARY PUBLIC, DISTRICT OF COLUMBIA
Commission Expires June 14, 2024

DELALI A. DAGADU NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 6-14-24

30875112.1

True Copy Certification

I, Adam F. Harrer 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

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Adam Harrer who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission expires: 1-3-2023

Notary's Seal (if on paper)

