ren Johnson Davidson County
tch# 664992 DEEDWARRSP
06/25/2021 10:44:32 AM 2 pgs
Fees: $13.00 Taxes: $4,172.21
20210625-0086404

This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Jonathan Hamby & Katelyn Hamby	New Owners	MAP
PO BOX 128472		PARCEL 158-04-0-020.00
Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Hilliard Lyons Trust Company, Trustee of The Charles Edward McCabe Irrev TUA dated August 3, 1995, as amended,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Jonathan Hamby and Katelyn Hamby. Husband and Wife,** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sherwood Forest of record in Plat Book 4175, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 294.13 feet on the Easterly side of Sherwood Court, and extends back 349.38 feet on the Northerly line and 302.80 feet on the Southerly line to a dead line in the rear of which it measures 250 feet.

Being a portion of the same property conveyed to Charles Edward McCabe by Warranty deed from Marion Frances Adams of record in Book 4531, page 895 Register's Office for Davidson County, Tennessee, dated July 16, 1971 and recorded on August 25, 1971.

Being the same property conveyed to Charles Edward McCabe, Trustee for the Charles Edward McCabe Revocable Living Trust dated August 3, 1995 by Quitclaim deed from Charles Edward McCabe and Betty Kathryn McCabe of record in Instrument No. 20080430-0044178 Register's Office for Davidson County, Tennessee, dated April 28, 2008 and recorded on April 30, 2008.

The said Charles Edward McCabe having since died on October 15, 2020 and therefore, Hilliard Lyons Trust Company, LLC was designated as successor Trustee in accordance to said Trust and now has Trustee Authority of the Charles E. McCabe Irrev TUA dated August 3, 1995, as amended.

This is (X)IMPROVED property known as 6006 Sherwood Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

PROVIDED, HOWEVER, this Deed is made by the Party of the First Part in its fiduciary capacity as Executor/Trustee only, and it shall not be liable individually for any breach or failure of any of the covenants, warranties, and representations herein; and the liability of Hilliard Lyons Trust Company, LLC, in its capacity as such Executor/Trustee in the event of any breach or failure shall be limited to the value of the assets in its hands as Executor/Trustee on the date that it receives written notice of any such breach.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-36-INK-21-6006

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 8th day of June, 2021.

The Charles Edward McCabe Irrev TUA dated August 3, 1995, as amended

Hilliard Lyons Trust Company, Trustee

BY: Jonda M. Gaudin

Jonda M. Gaudin, Assistant Vice President and Authorized Signor

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jonda M. Gaudin, Assistant Vice President and Authorized Signor of Hilliard Lyons Trust Company, LLC** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Assistant Vice President and Authorized Signor of Hilliard Lyons Trust Company, Trustee** of **The Charles E. McCabe Irrev TUA dated August 3, 1995, as amended,** the within named bargainor, and Trust, and that she as such **Assistant Vice President and Authorized Signor of Hilliard Lyons Trust Company, Trustee of The Charles E. McCabe Irrev TUA dated August 3, 1995, as amended** being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Assistant Vice President and Authorized Signor of Hilliard Lyons Trust Company, Trustee** of **The Charles E. McCabe Irrev TUA dated August 3, 1995, as amended.**

Witness my hand and official seal this the 8th day of June, 2021.

Notary Public
My Commission expires 06-30-2024

GARY R. THOMAS NOTARY PUBLIC COMM EXPIRES 06/30/2024 NOTARY ID # KYNP9419 STATE AT LARGE, KENTUCKY

STATE OF Kentucky
COUNTY OF Jefferson

The actual consideration or value, whichever is greater, for this transfer is **$1,127,625.00**.

Jonda M. Gaudin, AVP
Affiant

Subscribed and sworn to before me this 8th day of June, 2021.

Notary Public
My Commission expires 06-30-2021

GARY R. THOMAS NOTARY PUBLIC COMM EXPIRES 06/30/2024 NOTARY ID # KYNP9419 STATE AT LARGE, KENTUCKY