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# 694264 DEEDWARRSP
08/11/2021 08:36:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20210811-0108069

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Troy & Kline Stackhouse Trust Troy W. Stackhouse, Trustee Lindsey D. Stackhouse, Trustee 902 Lawrence Ave. Nashville, TN 37204	Same as New Owner	105-13-0-296.01

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Troy Stackhouse and wife, Lindsey Stackhouse**, hereinafter Grantors, do transfer and convey unto **Troy W. Stackhouse and Lindsey D. Stackhouse, Trustees of the Troy & Kline Stackhouse Trust** dated July 28, 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 the East 50 feet of the West 100 feet of Lot No. 86, on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Lawrence Avenue, 50 feet East from the Southwest corner of Lot No. 86; running thence Northerly 166 feet more or less to the Southerly margin of an alley; thence with the margin of said alley, Easterly 50 feet to a point; thence Southerly 167 feet more or less to the North margin of Lawrence Avenue; thence with the margin of the same, Westerly 50 feet to the beginning.

Being the same property conveyed to Troy Stackhouse and wife, Lindsey Stackhouse by deed from Urban Core Homes II, LLC, of record in Instrument No. 20200921-0107482, 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 920 Lawrence Avenue, 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.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have 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 Grantors do now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns against all persons claiming the same from, through or under Grantors, 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 July 28, 2021.

Troy Stackhouse, Grantor

Lindsey D. Stackhouse

Lindsey Stackhouse, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Troy Stackhouse and Lindsey Stackhouse, 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 July 28, 2021.

Laura Newman

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 established by Grantors.

Subscribed and sworn to before me on
July 28, 2021.

Troy W. Stackhouse, Trustee, as Grantee

Notary Public
My Commission Expires: 2/21/22