THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736374**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $519,000.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2021. Notary Public My Commission Expires:

NATHAN L POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires December 8, 2024

Karen Johnson Davidson County
Batch# 706480 DEEDWARR
08/30/2021 09:47:48 AM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20210830-0116377

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pendleton Square Trust Company, LLC 35 Music Square East, Ste. 320 Nashville, TN 37203	New Owner	Tax Parcel ID No. 091-12-0-107

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emma Hagewood Forte, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pendleton Square Trust Company, LLC as Successor Administrator C.T.A. of the Estate of James Ronald Hunter**, ("Grantee"), its successors, heirs and assigns, with the said Grantor, **Emma Hagewood Forte**, retaining a life estate for and during her natural life, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows (the "Property"):

Lot 210 and Pt 212, No. 1 West Nashville, as shown on plat of record in Plat Book 57, Page 74, 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot and part of lot join each other and front together 47.5 feet, more or less, on the south side of Georgia Avenue, and extend back southwardly between parallel lines 150 feet to an alley, showing together on said alley 47.5 feet, more or less.

Being the same property conveyed to Emma Hagewood Forte, by Warranty Deed, from Jewell Darnell Hagewood and wife, Betty Katherine Hagewood, of record in Book 3926, Page 512, in the Register's Office of Davidson County, Tennessee, dated June 25, 1965 and recorded on August 20, 1965.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. 1 West Nashville, as recorded in Plat Book 57, Page(s) 74, 75.

Restrictions as set forth on the attached Exhibit "A". Said restrictions shall terminate and cease upon the extinguishment of Grantor's life estate in the Property, and upon termination of the life estate, said restrictions shall not run with the land.

This is improved property located at 4305 Georgia Avenue Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2021.

Emma Hagewood Forte

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emma Hagewood Forte, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2021.

Notary Public

My Commission Expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Exhibit "A"

As set forth below the term "the Estate" shall refer to the Grantees, and the term "Ms. Forte" shall refer to the Grantor.

Grantor and Grantees hereby agree to the following restrictions:

1. Property Taxes after 2021. Although normally the obligation of the life tenant, the Estate agrees to pay all property taxes associated with the Property annually from the date of closing and until Ms. Forte's death. Ms. Forte agrees to forward the annual property tax statement to the Estate promptly upon receipt. Except for the property taxes, the Estate does not accept and shall not be responsible for any obligations of the life tenant.

2. All Other Expenses of Property to be Responsibility of Ms. Forte. As the life tenant, Ms. Forte will be responsible for all expenses related to the Property during her lifetime (except for property taxes). This includes insurance, utilities and all other costs of upkeep and maintenance, including all fixtures, appliances, the roof, plumbing, exterior stairs and railings, electrical, water or other utilities.

3. Termination of Life Estate. Ms. Forte's life estate will terminate at her death.

4. Obligations of Life Tenant. The Estate will not have any obligation to maintain insurance on the Property (including the residence thereon) or on Ms. Forte's personal property or vehicles. Ms. Forte is solely responsible for the condition of the Property during the term of the life estate. As such, any code violations of the house remain solely her responsibility. The Estate, as the remainderman, will not be responsible for any repairs or conditions that may currently exist or may arise with the Property.

5. Transfer of Interest. Ms. Forte agrees that she will not sell, lease, rent, transfer, convey, mortgage or otherwise transfer, encumber or dispose of all or any part of her life estate or the Property.

6. Use of Property. Ms. Forte shall not make or permit any use of the Property for any purpose other than a single-family residence occupied by Ms. Forte.

7. Improvements. Without the Estate's prior written consent, Ms. Forte shall not construct, erect or make additional improvements to the Property.