This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 728208 DEEDWARRSP
10/01/2021 08:28:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211001-0131981

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Susan Baker Trust Sarah Susan Baker, Trustee 7608 Hansrote Court Nashville, TN 37221	Same as New Owner	141 14 0A 018.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Sarah Susan Baker, unmarried, hereinafter Grantor, does transfer and convey unto Sarah Susan Baker, Trustee of the Susan Baker Trust dated August 15, 2003, hereinafter Grantee, her successors and assigns, all of Grantor's 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 Lot No. 18 on the Plan of Hanover Park of Sheffield, a Planned Unit Development, as of record in Plat Book 9700, page 154, 155, and 156, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Sarah Susan Baker, unmarried, by deed from Karl L. Shepherd and wife, Sheila C. Shepherd, of record in Instrument No. 20200408-0036822, 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 7608 Hansrote Court, Nashville, Tennessee 37221.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, her successors and assigns in fee simple forever.

Grantee, as Trustee, has 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. An Abstract of the Susan Baker Trust is recorded at Instrument No. 20140825-0077242, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has 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 Grantor does now and will forever warrant and defend the title to the herein described real property to Grantee, her successors and assigns against all persons claiming the same from, through or under Grantor, 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 August 26, 2021.

Sarah Susan Baker

Sarah Susan Baker, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Sarah Susan Baker, 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 August 26, 2021.

Sara Denman

Notary Public
My Commission Expires: 3/21/22



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 created by Grantor.

Subscribed and sworn to before me on August 26, 2021.

Sarah Susan Baker

Sarah Susan Baker, Trustee, Grantee

Sara Kenman

Notary Public
My Commission Expires: 2/21/22

