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

Karen Johnson Davidson County
Batch# 728292 DEEDWARRSP
10/01/2021 09:12:58 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20211001-0132094

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Tuttle Family Trust George Tuttle III, Trustee Georgia A. Tuttle, Trustee 1240 Saxon Dr. Nashville, TN 37215	Same as New Owner	145 02 0 095.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **George Tuttle III and Georgia A. Tuttle**, husband and wife, hereinafter Grantors, do transfer and convey unto **George Tuttle III and Georgia A. Tuttle, Trustees of the Tuttle Family Trust** dated January 14, 1991, hereinafter Grantees, their successors and assigns, all of Grantors' rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Legal description is attached as Exhibit A

Being the same property conveyed to George Tuttle III and Georgia A. Tuttle, by deed from George Tuttle III and Georgia Tuttle, as Trustees for the Tuttle Family Trust of record in Instrument No. 20211001-0132093, 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 1238 Saxon Dr., 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 our hands on September 24, 2021.

George Tuttle III, Grantor

Georgia A. Tuttle, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, George Tuttle III and Georgia A. Tuttle, 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 September 24, 2021.

Notary Public
My Commission Expires: Jan. 3, 2022

PATRICIA E. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 3, 2022

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 Grantors.

Subscribed and sworn to before me on
September 24, 2021.

George Tuttle III, Trustee, Grantee

Patricia E. Kennedy
Notary Public
My Commission Expires: Jan. 3, 2029

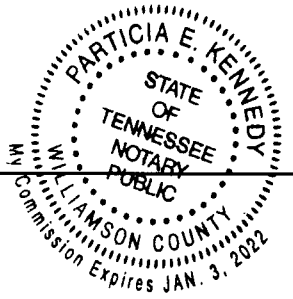


EXHIBIT A - LEGAL DESCRIPTION
1238 Saxon Drive, Nashville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat, Revision to Lots 1, 9, & 10, Tyne Estates, as of record in Instrument No. 20061122-0145431, revising Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Tuttle III and Georgia A. Tuttle, by deed from George Tuttle III and Georgia Tuttle, as Trustees for the Tuttle Family Trust of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the current year, a lien, but not yet due and payable. Map and Parcel No. 142 02 0 095 00.

2. Restrictive Covenants contained in an instrument of record in Book 4145, page 8, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions for Tyne Estates, of record in Instrument No. 20060915-0114437, Register's Office for Davidson County, Tennessee.

4. By-Laws of Tyne Estates Homeowners' Association, Inc. of record in Instrument No. 20060915-0114571, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the Plan of record as Instrument No. 20061122-0145431 revising Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee.

6. All matters appearing on the Plan of record as Book 3700, page 130, Register's Office for Davidson County, Tennessee.

7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7959, page 743, Register's Office for Davidson County, Tennessee.

8. Establishment of Exclusive Ingress, Egress Easement and Maintenance Agreement of record in Instrument No. 20060915-0114573, amended in Instrument No. 20061122-0145430, Register's Office for Davidson County, Tennessee.