This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
5115 Maryland Way
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 783473 **DEEDWARRSP**
01/03/2022 04:20:37 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20220103-0000842

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Stackhouse Trust Kevin D. Stackhouse, Trustee Barbara J. Stackhouse, Trustee 2195 Union Hill Rd. Goodlettsville, TN 37072	Same as New Owner	016 00 0 306.00

SPECIAL WARRANTY DEED TO TRUSTEES

For good and valuable consideration, receipt of which is hereby acknowledged, Kevin D. Stackhouse and Barbara J. Stackhouse, hereinafter Grantors, does transfer and convey unto Kevin D. Stackhouse and Barbara J. Stackhouse, Trustee of the Stackhouse Trust dated May 22, 2015, 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:

Legal description is attached as Exhibit A

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 conveyance is made subject to a permanent easement or right-of-way of record in Instrument No. 20210309-0030552, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as 2195 Union Hill Road, Goodlettsville, 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 covenants 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 this 5th day of March, 2021.

Kevin D. Stackhouse, Grantor

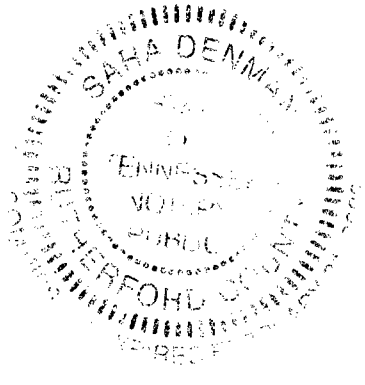
Barbara J. Stackhouse, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Kevin D. Stackhouse and Barbara J. Stackhouse, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2021

Notary Public
My Commission Expires: 3/31/22



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.

Kevin D. Stackhouse, Grantee

Subscribed and sworn to before me this
5th day of March, 2021.

Notary Public
My Commission Expires: 2/21/22

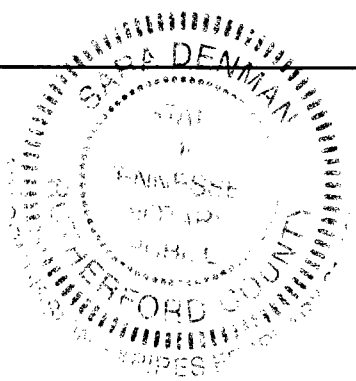


Exhibit A
2195 Union Hill Rd., Goodlettsville, TN 37072
Formerly 0 Union Hill Rd., Goodlettsville, TN 37072

Being a parcel of land situated in Goodlettsville, Davidson County, Tennessee, being a portion of parcel 054.00 as shown on Davidson County Tax Map 016-00, and being more particularly described as follows:

Beginning at an iron rod (set) in the Southerly margin of Union Hill road at the Northeast corner of the Turner G. Binkley and Della Louise Binkley property as of record in Deed Book 3610, Page 553 in the register's office of Davidson county, Tennessee, (R.O.D.C., TN), said iron rod (set) also being the Northwest corner of the herein described tract;

Thence, with the Southerly margin of Union Hill road the following three (3) courses:

Thence, with a curve to the right having a central angle of 26°36'56", a radius of 451.52', an arc length of 209.74', a chord bearing of S26°47'04"E, and a chord length of 207.86' to a point;

Thence, S13°28'36"E, 192.28' to a point, said point being the beginning of a curve to the left;

Thence, with said curve to the left having a central angle of 07°04'25", a radius of 871.74', an arc length of 107.62', a chord bearing of S17°00'49"E, and a chord length of 107.55' to an iron rod (set), said iron rod (set) being the Northeast corner of the herein described tract;

Thence, with new lines severing the W.T. Binkley, et al property as of record in Deed Book 737, page 499, (R.O.D.C., TN), the following three courses:

Thence, S57°54'46"W, 107.90' to an iron rod (set);

Thence, S64°40'56"W, 160.78' to an iron rod (set);

Thence, S15°23'25"W, 703.11' to an iron rod (set) in the Northerly line of the Francis William Gray, Jr. property as of record in Instrument No. 20130513-0047896, (R.O.D.C., TN), said iron rod (set) Being the Southeast corner of the herein described tract;

Thence, with the Northerly line of the Francis William Gray, Jr. property as of record in Instrument No. 20130513-0047896, (R.O.D.C., TN), N83°09'39"W, 121.00' to an iron rod (set), said iron rod (set) being the Southeast corner of the Turner G. Binkley and Louise D. Binkley property as of record in Deed Book 5636, Page 461, (R.O.D.C., TN), and said iron rod (set) being the Southwest corner of the herein described tract;

Thence with the Easterly line of the Turner G. Binkley and Louise D. Binkley property as of record in Deed Book 5636, Page 461, (R.O.D.C., TN) and generally with an existing fence line, the following two (2) courses:

Thence, N08°54'43"E, 189.00' to an axle (found);

Thence, N07°38'00"E, 936.15' to a point, said point being N50°28'03"W, 1.36' from a witness pin (set), said point being the Southerly corner of the Turner G. Binkley and Della Louise Binkley property as of record in Deed Book 3610, Page 553, (R.O.D.C., TN);

Thence with the Southerly line of the Turner G. Binkley and Della Louise Binkley property as of record in Deed Book 3610, Page 553, (R.O.D.C., TN), N55°38'00"E, 266.41' to the point of beginning.

Containing 6.81 acres, more or less.

Being the same property conveyed to Kevin D. Stackhouse and Barbara J. Stackhouse, husband and wife, by deed from Jeffrey A. Zimmerle and Sonja Zimmerle, husband and wife, of record in Instrument No. 20210309-0030553 Register's Office for Davidson County, Tennessee.