Karen Johnson Davidson County
Batch# 804943 DEEDWARRSP
02/14/2022 12:57:12 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220214-0016841

This document prepared by (and after recording return to):
Name: Nina Whitehurst
Firm/Company: CUMBERLAND LEGACY LAW
Address: 330 Ridgeline Drive
City, State, Zip: Crossville, Tennessee 38571
Phone: (931) 250-8585

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Daniyal Laryea and Candace Koney-Laryea, for themselves and their heirs and assigns, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto Candace Giddings Koney-Laryea, as Trustee of the Candace Giddings Koney-Laryea Living Trust dated October 18, 2021, and any amendments thereto, hereinafter referred to as "Grantees", the following lands and property, together with all improvements located thereon, to-wit:

> Land located in the I" Councilmanic District of Davidson County, Tennessee on the east side of Sulpher Creek Road and being bounded by Allen on the south, by Winfrey on the north and east and described according to a survey dated 2-15-06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN.R.L.S. NO. 1838):
>
> Beginning at an iron rod (new) in the north line of Luther Allen Book 3178, Page 66 R.O.D.C., TN., said iron rod being the southwest comer of Burnice Winfrey (Book 3926, Page 143 R.O.D.C., TN.) and the southeast corner of the herein described tract;
>
> Thence with the northerly line of Allen N. 88° 10' 36" W. passing through an iron rod (new) at 58.94' and continuing in all a total of 85.14' to a point in the center of Sulpher Creek Road;
>
> Thence with the center of Sulpher Creek Road N. 15° 34' 38" W. 37.46' to a point of curvature;
>
> Thence with a curve to the right with a radius of 150.00', an arc length of 50.00' and a chord bearing and distance of N. 05° 25' 48" W. 49.77' to a point of tangent;
>
> Thence N. 04° 07' 14" E. 32.05' to a point of curvature;

Thence with a curve to the right with a radius of 200.00. an arc length of 154.89' and a chord bearing and distance of N. 26° 18' 26" E. 151.05' to a point of tangent;

Thence N. 48° 29' 39" E. 61.06' to a point in center of Sulpher Creek Road, said point being the northwest corner of the herein described tract;

Thence leaving Sulpher Creek Road S. 86° 28' 31" E. 35.33' to an iron rod (new) in the westerly line of Burnice Winfrey and the northeast corner to the herein described tract;

Thence with the westerly line of Winfrey S. 09° 43' 17" W. 298.29' to the point of beginning and containing an area of 0.67 acres more or less.

MORE COMMONLY KNOWN AS: Lot 60 Sulphur Creek Road, Nashville, TN 37218

MAP-PARCEL: 04700006000

REFERENCE is made for prior title to Deed recorded on April 5, 2006 as Instrument No. 20060405-0039147 in the Register's Office of Davidson County, Tennessee.

Grantors and Grantee acknowledge that this deed was prepared from information furnished by them. No title examination has been made and Nina Whitehurst and Cumberland Legacy Law, attorneys, shall not be liable for the status of title to the property or the accuracy of such information. This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

TO HAVE AND TO HOLD the above described property to the Grantee herein, her heirs and assigns, in fee simple, forever.

We covenant with the Grantee herein that we are lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; and that we will forever warrant and defend the title against the claims of any and all persons claiming under us but not otherwise.

WITNESS Grantors' hands this the 18th day of October, 2021.

SIGNATURES AND ACKNOWLEDGEMENTS APPEAR ON THE FOLLOWING PAGES.

Daniyal Laryea

ACKNOWLEDGMENT OF NOTARY

STATE OF FLORIDA)
) ss.
County of Hillsborough)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐online notarization, this 14th day of January 2022 by Daniyal Laryea.

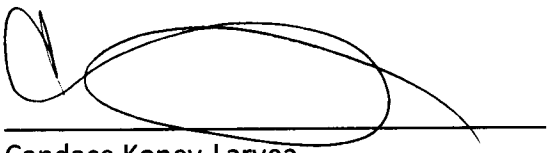
Personally known ☐ OR Produced Identification ☑

Type of Identification Produced: Florida Drwer's License

Lesly Vaillancourt
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG969964
Expires 3/16/2024

Lesly Vaillancourt
Notary Public
My Commission Expires: 3/16/2024

Online Notary: ☐ (Check Box if acknowledgement done by Online Notarization)



Candace Koney-Laryea

ACKNOWLEDGMENT OF NOTARY

STATE OF FLORIDA)
) ss.
County of Hillsborough)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐online notarization, this 18th day of October, 2021, by Candace Koney-Laryea.

Personally known ☐ OR Produced Identification ☒

Type of Identification Produced: FL Drwer's License



Notary Public
My Commission Expires: 3/16/2024

Online Notary: ☐ (Check Box if acknowledgement done by Online Notarization)

Grantors' Names, Address:	**Grantee's Name, Address:**
Daniyal Laryea and Candace Koney-Laryea 10135 Mizner Street New Port Richey, FL 34655	Candace Giddings Koney-Laryea, as Trustee of the Candace Giddings Koney-Laryea Living Trust 10135 Mizner Street New Port Richey, FL 34655
SEND TAX STATEMENTS TO: Candace Giddings Koney-Laryea, as Trustee of the Candace Giddings Koney-Laryea Living Trust 10135 Mizner Street New Port Richey, FL 34655	

AFFIDAVIT OF CONSIDERATION

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409(a)(3)(F) or (G).

Affiant: Candace Giddings Koney-Laryea, Trustee

STATE OF FLORIDA)
) ss.
COUNTY OF Hillsborough)

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐online notarization, this 18th day of October, 2021, by Candace Koney-Laryea.

Personally known ☐ OR Produced Identification ☒

Type of Identification Produced: FL Drver's License

Notary Public
My Commission Expires: 3/16/2024

Lesly Vaillancourt
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG969964
Expires 3/16/2024

Online Notary: ☐ (Check Box if acknowledgement done by Online Notarization)