Karen Johnson Davidson County
Batch# 811352 DEEDQC
02/25/2022 09:14:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220225-0021595

Prepared by and Recording Requested by:
Gaines & Associates PLLC
1770 Kirby Parkway, Suite 134
Memphis, TN 38138

Tax Parcel #: 183000157

SPECIAL TRUSTEE DEED

Owner & Property Address:
OTHAL S. DESHAZO
0 Twin Oaks
Cane Ridge, TN 37013

Mail Tax Statement to:
OTHAL S. DESHAZO
488 Sotheby Way
Debary, Florida 32713

The GRANTOR, **OTHAL S. DESHAZO**, also known as **OTHAL EVA JEAN STOKER DESHAZO, Successor Trustee** of the REVOCABLE TRUST AGREEMENT OF SHERMAN W. STOKER AND LINDA A. STOKER, Dated July 26, 2016, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to:

The GRANTEE, **OTHAL S. DESHAZO, a married woman**

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

See "Exhibit A" for Legal Description.

Being the same property conveyed to Sherman W. Stoker and Linda A. Stoker, Trustee under the Revocable Trust Agreement of Sherman W. Stoker and Linda A. Stoker, dated July 26, 2016 by Quitclaim Deed of Record as Instrument Number 20160803-0080213 in the Register's Office of Davidson County, Tennessee.

Linda A. Stoker died testate on September 8, 2021 as a resident of Hendersonville, Tennessee, and title having vested in Sherman W. Stoker as surviving Trustee. Sherman W. Stoker died testate on September 13, 2021, a resident of Hendersonville, Tennessee and title having vested in Othal S. DeShazo as surviving Trustee and sole beneficiary.

This is unimproved property, knows as 0 Twin Oaks, Cane Ridge, TN 37013.

This conveyance is made subject to Subdivision Restrictions, Easements of record in said Register's Office in Davidson County, Tennessee.

This survey does not represent a title search or a guarantee of title.

SAID GRANTOR TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 26th day of January, 2022, by the undersigned.

OTHAL S. DESHAZO, as Successor Trustee of
the Revocable Trust Agreement of SHERMAN W.
STOKER and LINDA A. STOKER,
dated July 26, 2016
488 Sotheby Way, Debary, Florida 32713
"GRANTOR"

OTHAL S. DESHAZO
488 Sotheby Way, Debary, Florida 32713
"GRANTEE"

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of **X** physical presence or ___ online notarization, this 26th day of January, 2022 by **OTHAL S. DESHAZO**, ☐who is personally known to me OR ☒ who produced Florida driver's license as identification.

LISA T. MAHONEY
Commission # HH 106155
Expires March 21, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. § 67-4-409(a)(3)(G).

STATE OF FLORIDA
COUNTY OF ORANGE

I, **OTHAL S. DESHAZO,** the affiant, hereby swear or affirm to the best of my knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT- **OTHAL S. DESHAZO**

Subscribed and sworn to before me this 26th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: March 21, 2025

LISA T. MAHONEY
Commission # HH 106155
Expires March 21, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

LAND in the 5th Civil District of Davidson County, Tennessee, and being a portion of that property conveyed to Robert Mattox, Jr. and wife, Velma P. Mattox in Book 6013, Page 914, Register's Office for Davidson County, Tennessee, and more accurately described according to an unrecorded survey by Tommy E. Walker, Registered Land Surveyor, Tennessee License #1465 dated 9/29/1988, as follows:

BEGINNING at an iron pin corner, said pin being the southwest corner of said original 10 acre Mattox tract and being the southwest corner of herein described tract; thence north 06°59'05" east 338.24 feet to an iron pin; thence south 83°38'48" east 156.16 feet to a point in the west right-of-way line of the re-located Burkett Road; thence with said right-of-way south 12°33'36" west 340.21 feet to an iron pin; thence now leaving said right of way north 83°38'48" west 123.11 feet to the point of beginning containing 1.084 acres, more or less.

THIS CONVEYANCE IS MADE SUBJECT TO ENCUMBRANCES TO TITLE AS FOLLOWS:

1. Restrictive covenants contained in an instrument of record in Book 5047, Pages 640, 666, 671, and 712, Register's Office for Sumner County, Tennessee, as well as Book 6013, Page 914, as follows:
    a. No residences shall be constructed with less than 1200 square feet of living area, excluding garages and porches.
    b. All residential buildings must have exterior material to grade (no block foundations left exposed).
    c. All residential buildings must be set back at least 100 feet from the public road property line. All detached buildings must be in the rear of the dwelling.
    d. All barns and related type buildings must be set back 200 feet or more from front property line and 25 feet from side and rear lines.
    e. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.
    f. There shall be no commercial poultry or swine feeding on any Tract Nos. 1 through 21.
    g. There shall be no storage of junk cars, building materials, or any other offensive or unsightly storage on Tracts Nos. 1 through 21.
    h. These restrictions shall continue in force until the 1st day of May, 1996.
2. Flow of unnamed creek across the premises.
3. Twenty-five foot wide frontage easement across the front of the premises for joint ingress and future utilities serving all purchasers or owners of the 17 tracts shown on survey of Jennings Property, made by Ernest Medlin, dated October 8, 1982, their heirs, devisees, successors or assigns.
4. All matters shown on the unrecorded survey made by Tommy E. Walker dated 9/29/1988.