Karen Johnson Davidson County
Batch# 830508 DEEDWARRSP
03/29/2022 11:12:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220329-0036130

This instrument prepared by:
Julia M. Alley
Hooper, Zinn & McNamee, PLLC
PO Box 546, Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Spodeck Family Trust David A. Spodeck, Sr., Trustee Vicky K. Spodeck, Trustee 5917 Fireside Dr. Brentwood, TN 37027	Same as New Owner	160.16/056.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **David A. Spodeck, Sr. and wife, Vicky K. Spodeck**, hereinafter Grantors, do transfer and convey unto **David A. Spodeck, Sr. and Vicky K. Spodeck, Trustees of the Spodeck Family Trust dated March 23, 2022,** 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, more particularly described on Exhibit "A" hereto.

> Being the same property conveyed to **David A. Spodeck, Sr. and wife, Vicky K. Spodeck**, by deed from **Sean Vaughn and wife, Kari Vaughn**, of record in Instrument #20040210-0016205, in the 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 5917 Fireside Drive, Brentwood, Tennessee 37027.

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.

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 59 on the Plan of Hearthstone, Phase 6 of record in Plat Book 6900, page 254 (erroneusly refered to as Plat Book 6250, page 991, in the previous deeds of record) in the Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sean Vaughn etux Kari Vaughn by deed dated 4/7/2003 from Walter E. Strickland etux Patricia Anne Strickland of record as Instrument No. 20030417-0051127, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s)
2) Restrictive covenants contained in an instrument of record in Book 6917, page 575, Book 5409, page 485, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3) Declaration of Covenants, Conditions and Restrictions for Hearthstone Common Facilities Association, Inc. of record in Book 7053, page 982, amended in Book 9945, page 958, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons);
4) Charter of Incorporation of Hearthstone Common Facilities Association, Inc. of record in Book 6995, page 646, Register's Office for Davidson County, Tennessee.
5) All matters appearing on the Plan of of record in Plat Book 6900, page 254, Register's Office for Davidson County, Tennessee.

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 my hand this 23rd day of March, 2022.

David A. Spodeck, Sr., Grantor

Vicky K. Spodeck, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, David A. Spodeck, Sr. and Vicky K. Spodeck, 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 23rd day of March, 2022.

Julia Alley

Notary Public
My Commission Expires: 02-28-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

Subscribed and sworn to before me this 23rd day of March, 2022.

David A. Spodeck, Sr., Trustee, Grantee

Julia Alley

Notary Public
My Commission Expires: 02-28-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY