Karen Johnson Davidson County
Batch# 830518 DEEDWARRSP
03/29/2022 11:21:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220329-0036142

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:
Sanderson-McDonough Family Trust Richard J. Sanderson, Trustee Mary Margaret McDonough, Trustee 6038 Sherwood Drive Nashville, TN 37215	Same as New Owner	158-03-0-079.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Rich Sanderson and Mary Margaret McDonough, husband and wife, hereinafter Grantors, do transfer and convey unto Richard J. Sanderson and Mary Margaret McDonough, Trustees of the Sanderson-McDonough Family Trust dated March 24, 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, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 451 on the Plan of Hillsboro Park, Section VI of record in Book 2663, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Rich Sanderson and Mary Margaret McDonough, husband and wife, by deed from Jane Aiken Dowden, a Widow, of record in Instrument No. 20041026-0128578, 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 6038 Sherwood Drive, 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 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 Grantor, 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 24th day of March, 2022.

Rich Sanderson, Grantor

Mary Margaret McDonough, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Rich Sanderson and Mary Margaret McDonough, 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 this 24th 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.

Richard J. Sanderson, Trustee, Grantee

Subscribed and sworn to before me this
24th Day of March, 2022.

Julia Alley

Notary Public
My Commission Expires: 02-28-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY