Karen Johnson Davidson County
Batch# 833920 DEEDWARRSP
04/04/2022 12:08:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220404-0038681

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: |
|---|---|---|
| Celia A. Yancey Trust<br>Celia A. Yancey, Trustee<br>119 Newsom Green<br>Nashville, TN 37221 | Same as New Owner | 142-7C-85CO |

# SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Celia A. Yancey, a single woman, hereinafter Grantor, does transfer and convey unto Celia A. Yancey, Trustee of the Celia A. Yancey Trust dated March 31, 2022, hereinafter Grantee, her successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A Land in Davidson County, Tennessee, being Unit No. 85, as shown on the plan for Ashley Green, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 7184, page 44 as corrected in Book 7467, page 279 and amended in Book 7482, page 312 and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
>
> Being the same property conveyed to Celia A. Yancey, a single woman, by deed from Betty R Spencer, unmarried, of record in Instrument No. 20130717-0073875, 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 119 Newsom Green, Nashville, Tennessee 37221.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, her heirs, successors and assigns in fee simple forever.

Grantee, as Trustee, has 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.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has 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 Grantor does now and will forever warrant and defend the title to the herein described real property to Grantee, her 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 March 31, 2022.

Celia A. Yancey

Celia A. Yancey, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Celia A. Yancey, with whom I am personally acquainted and who upon oath acknowledged she executed the within and foregoing instrument for the purposes therein contained.

JULIA ALLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand and official seal this 31st day of March, 2022.

Julia Alley

Notary Public My Commission Expires: 2-28-2026

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 31st day of March, 2022.

Celia A. Yancey

Celia A. Yancey, Trustee, Grantee

Julia Alley

Notary Public My Commission Expires: 2-28-2026

JULIA ALLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY