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

Karen Johnson Davidson County
Batch# 842339 DEEDWARRSP
04/19/2022 04:00:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0045333

Record and return to:
Same as preparer

| Address of New Owner: | Send Tax Bills to: | Map/Parcel: |
|---|---|---|
| Wallace Family Trust<br>Charles M. Wallace, Trustee<br>5633 Valley View Road<br>Brentwood, TN 37027 | Same as New Owner | 146 14 0 021.00 |

# SPECIAL WARRANTY DEED TO TRUSTEE

Whereas, Dillon Wallace, died on April 4, 2012, in Davidson County, Tennessee; and at the time of his death, Dillon and Elizabeth B. Wallace, owned the real property described herein as tenants by the entirety; and his interest in the real property passed to Elizabeth B. Wallace as the surviving tenant; therefore,

For good and valuable consideration, receipt of which is hereby acknowledged, Elizabeth B. Wallace, hereinafter Grantor, does transfer and convey unto Charles M. Wallace, Trustee of the Wallace Family Trust dated April 13, 2022, hereinafter Grantee, his 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:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Forest Acres Subdivision, Section III, as of record in Book 1424, page 56, Register's Office for said County.
>
> Said Lot No. 19 fronts 276 feet on the westerly side of Forest Acres Drive and runs back between lines, 295.6 feet on the north line and 276.3 feet on the southerly line, to a dead line in the rear, measuring 163.1 feet thereon.
>
> Being the same property conveyed to Dillon Wallace et. ux Elizabeth B. Wallace by deed from R. David Ludwick and Rebecca O. Ludwick of record in Book 5075, page 316, 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 858 Forest Acres Drive, Nashville, Tennessee 37220.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, his 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, his 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 13th day of April, 2022.

Elizabeth B. Wallace

Elizabeth B. Wallace, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Elizabeth B. Wallace, 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 13th day of April, 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.

Charles M. Wallace, Trustee, Grantee

Subscribed and sworn to before me this
13th day of April, 2022.

Julia Alley
Notary Public
My Commission Expires: 02-28-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY