Karen Johnson Davidson County
Batch# 868567 DEEDWARRSP
06/08/2022 08:57:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220608-0065408

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

RACHEL FROST, ESQ.
LAW OFFICE OF RACHEL FLANAGAN FROST
21 OLD MAIN STREET, SUITE 200B
FISHKILL, NY 12524

OWNER (SEND TAX BILLS TO):

JAMES W. ANDERSON, TRUSTEE
3276 TIERNEY PLACE
THROGGS NECK, NY 10465

FOR AND IN CONSIDERATION OF THE SUM OF ZERO AND 00/100 Dollars ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES W. ANDERSON, JR., a married man, joined by his spouse, BARBARA JEAN RICK (herein, "Grantor"), whose address is 3276 Tierney Place, Throggs Neck, NY 10465, hereby sells, transfers and conveys to JAMES W. ANDERSON, TRUSTEE, or any successors in trust, under THE JAMES W. ANDERSON TRUST dated February 28, 2022 and any amendments thereto, this is a revocable trust (herein, "Grantee"), whose address is 3276 Tierney Place, Throggs Neck, NY 10465, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: Lot 96 & 97 Pennington Bend, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 62-05/16 & 62-01/37

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 28 day of February, 2022.

GRANTOR:

James W. Anderson, Jr.

STATE OF NY
COUNTY OF Dutchess

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James W. Anderson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-19-2022

RACHEL FLANAGAN FROST
Notary Public, State of New York
Reg. No. 02FR6225174
Qualified in Dutchess County
Commission Expires 7-19-2022

GRANTOR:

Barbara Jean Rick

STATE OF NY
COUNTY OF Dutchess

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Barbara Jean Rick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2022

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-19-2022

RACHEL FLANAGAN FROST
Notary Public, State of New York
Reg. No. 02FR6225174
Qualified in Dutchess County
Commission Expires 7-19-2022

OATH OF CONSIDERATION

STATE OF NY
COUNTY OF Dutchess

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

The James W. Anderson Trust dated February 28, 2022

James W. Anderson

James W. Anderson, Trustee

Subscribed and sworn to under oath before me, this 28th day of February, 2022 by James W. Anderson, as Trustee of The James W. Anderson Trust dated February 28, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-19-2022

RACHEL FLANAGAN FROST
Notary Public, State of New York
Reg. No. 02FR6225174
Qualified in Dutchess County
Commission Expires 7-19-2022

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots 96 and 97 on the Plan of River View Subdivision, as of record in Book 547, pages 94 and 95, Register's Office for Davidson County, Tennessee, as revised and corrected by an unrecorded subdivision, and described as follows:

BEGINNING at a point in the west margin of River View Avenue, at the corner of Lots 95 and 96; thence with the line between said lots, westerly according to said plan, a distance of 137.7 feet to the edge of Cumberland River; as shown on said plan; thence northerly along the edge of said river 100 feet to a corner of Lot No. 98; thence with the line between lots 97 and 98, easterly 140.1 feet to the westerly margin of said avenue; thence with the margin of same, southerly 100 feet to the point of beginning.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 8169 at Page 679 on August 7, 1990.

PIN NO: 62-05/16 & 62-01/37

STREET ADDRESS: Lot 96 & 97 Pennington Bend, Nashville, TN 37214

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.