Karen Johnson Davidson County
Batch# 878717 DEEDWARRSP
06/27/2022 11:02:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220627-0073285

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
D. Steven Alcaide and Bonnie Ellis Alcaide, Trustees 491 Harpswell Neck Road Harpswell, ME 04079	D. Steven Alcaide and Bonnie Ellis Alcaide, Trustees 491 Harpswell Neck Road Harpswell, ME 04079	181-01-0B-092.00-CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, D. Steven Alcaide and Bonnie E. Alcaide, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to D. Steven Alcaide and Bonnie Ellis Alcaide, Trustees of the Alcaide Revocable Trust dated February 8 2022 and any amendments thereto, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is

unencumbered except for general or special taxes and assessments required to be paid in the year 2021 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures on Following Page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this 8 day of FEBRUARY, 20 22.

GRANTORS:

D. Steven Alcaide

Bonnie E. Alcaide

GRANTEES:

D. Steven Alcaide, Trustee of the
Alcaide Revocable Trust
dated FEBRUARY 8, 2022, and
any amendments thereto

Bonnie Ellis Alcaide, Trustee of the
Alcaide Revocable Trust
dated February 8 2022, and
any amendments thereto

STATE OF Maine)
COUNTY OF Cumberland)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared D. Steven Alcaide and Bonnie E. Alcaide, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brunswick, Maine, this 8 day of Feb, 2022.

Donna Aucoin
Notary Public

My Commission Expires: DONNA AUCOIN
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES SEPT. 28, 2022

STATE OF Maine)
COUNTY OF Cumberland)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, D. **Steven Alcaide and Bonnie Ellis** Alcaide, **Trustees of** the Alcaide Revocable Trust dated February 8, 2022, and any **amendments** thereto, with whom I am personally acquainted **(or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in Brunswick, Maine, this 8 day of Feb., 2022.

Donna Aucoin
Notary Public

My Commission Expires: DONNA AUCOIN
~~NOTARY PUBLIC, STATE OF~~ MAINE
MY COMMISSION EXPIRES SEPT. 28, 2022

DONNA M. AUCOIN NOTARY PUBLIC

STATE OF Maine)
COUNTY OF Cumberland)

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(3)(F).

Affiant

Sworn to and subscribed before me this 8 day of February, 2022

Notary Public

My Commission Expires: DONNA AUCOIN
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES SEPT. 28, 2022



EXHIBIT A

LEGAL DESCRIPTION

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

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section Two Addition to Sugar Valley RS10 Cluster Lot Subdivision of record in Plat Instrument Number: 20040622-0073636 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to D. Steven Alcaide and Bonnie E. Alcaide, husband and wife, by Warranty Deed dated July 24, 2019, and of record as Instrument No.: 20190730-0074927, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 680 Sugar Mill Drive, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

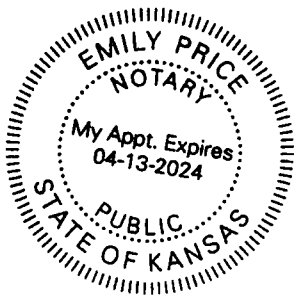
I, Sara J. Treffer, on this 27th day of May, 2022, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document, dated February 8, 2022, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sara J. Treffer

State of Kansas

County of Johnson

On this 27th day of May, 2022, personally appeared before me, Emily Price, a notary public for this county and state, Sara J. Treffer, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.



Emily Price
Notary's Signature

MY COMMISSION EXPIRES: April 13, 2024
Notary's Seal (If on paper)