This instrument prepared by:
Julia M. Alley
Joel R. Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37024-0546

Karen Johnson Davidson County
Batch# 893139 DEEDWARRSP
07/25/2022 11:34:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220725-0084659

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Girone Family Trust Mark A. Girone, Trustee Andree K. Girone, Trustee 6107 Pleasant Water Lane Brentwood, TN 37027	Same as New Owner	163 00 0 265.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Mark A. Girone and spouse, Andree K. Girone**, hereinafter Grantors, do transfer and convey unto **Mark A. Girone and Andree K. Girone, Trustees of the Girone Family Trust dated July 20, 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. 6 on the Plan of Cloverleaf Estates, Section 6, as of record in Book 5210, page 112, Register's Office for Davidson County, less that portion of the lot conveyed to the State of Tennessee by deed of record in Book 7827, page 762, said Register's office, such excluded parcel being described as follows, to wit:

Beginning at the point of intersection of the existing south margin of State Route 254 and the west boundary of the Gleaves property; thence with said west boundary south 04 degrees 03 minutes 53 seconds west 14 feet, more or less to a point; thence with the proposed south margin of said road north 85 degrees 38 minutes 22 seconds west 124.91 feet to a point; thence with the east boundary of the Triangle property north 03 degrees 43 minutes 41 seconds east 14 feet, more or less to a point; thence with said existing margin easterly 125 feet, more or less to the point of beginning and containing 1,979 square feet.

Being the same property conveyed to **Mark A. Girone and spouse, Andree K. Girone**, by deed from **Mark A. Girone, Successor Trustee under the Anthony Girone Declaration of Trust dated December 21, 1989, a one-half divided**

interest, with full power to sell, mortgage and otherwise encumber aid property without joinder of any beneficiary and unto W. Jean Girone Trustee, under the W. Jean Girone Declaration of Trust dated September 10, 1997, a one-half undivided interest with full power to sell, mortgage and otherwise encumber said property, without joinder of any beneficiary, of record in Instrument No. 20080805-0080690 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 1120 Bell Road, Antioch, Tennessee 37013.

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.

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. 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 covenant with Grantees that Grantors are lawfully seized and possessed of the herein described real property; that Grantors haves 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 Grantors, 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 20th day of July, 2022.

Mark A. Girone, Grantor

Andree K. Girone, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Mark A. Girone and Andree K. Girone, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 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.

Mark A. Girone, Trustee, Grantee

Subscribed and sworn to before me this
20th day of July, 2022.

Julia Alley

Notary Public
My Commission Expires: 02/28/2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY