Prepared By:
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Karen Johnson Davidson County
Batch# 893832 DEEDWARRSP
07/26/2022 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220726-0085201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Steven Connell Anderson and Courtney Anderson, Trustees of the Anderson Trust dated May 10, 2021, 1212 A Pennock Avenue Nashville, TN 37207	Steven Connell Anderson and Courtney Anderson, Trustees of the Anderson Trust dated May 10, 2021, 1212 A Pennock Avenue Nashville, TN 37207	Map 071-15-0G-001.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **STEVEN CONNELL ANDERSON**, A MARRIED PERSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN CONNELL ANDERSON AND COURTNEY ANDERSON, TRUSTEES OF THE ANDERSON TRUST DATED** May 10, **20**21, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit 1212 A, 1212 Pennock Avenue Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on the plat of record in Instrument No. 20170110-0002601 in the Register's Office, Davidson County Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven Connell Anderson, by Warranty Deed from Regal Homes Co., a Tennessee Corporation, recorded August 22, 2017 in Instrument No. 20170822-0086268, in the Register's Office for Davidson County, Tennessee.

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.

This Instrument prepared by information furnished by the parties. No independent title search was conducted by the preparer of this instrument.

GRANTOR:

STEVEN CONNELL ANDERSON

GRANTEES:

STEVEN CONNELL ANDERSON. TRUSTEE OF THE ANDERSON TRUST DATED May 10, **20** 21

COURTNEY ANDERSON, TRUSTEE OF THE ANDERSON TRUST DATED May 10, **20** 21

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of July, 20 22.

JOSHUA ESTEBAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

Notary Public
My Commission Expires: 01-08-2024

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, STEVEN CONNELL ANDERSON and COURTNEY ANDERSON, Trustees, 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 Nashville, Tennessee, this 15th day of July, 2022.

Notary Public
My Commission Expires: 01-08-2024

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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 15th day of July, 2022

Notary Public
My Commission Expires: 01-08-2024

CERTIFICATE OF AUTHENTICITY

I, Erin Rodriguez, on this 26th day of July, 2022, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document, dated May 10, 2021

, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Erin Rodriguez

Erin Rodriguez

State of Kansas

County of Johnson

On this 26th day of July 2022 personally appeared before me, Katie Hazelitt, a notary public for this county and state, Erin Rodriguez, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

SARAH K HAZELITT
Notary Public
State of Kansas
My Appointment Expires Feb 25, 24

Katie Hazelitt

(Katie Hazelitt
Notary's Signature

MY COMMISSION EXPIRES 2-25-2024

Notary's Seal (If on paper)