THIS INSTRUMENT PREPARED BY:
COHEN & COHEN, ATTORNEYS AT LAW
4908 CHARLOTTE AVENUE
NASHVILLE, TN 37209

NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(C)(iv) & (viii).

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
WILLIAM LEE COLLEY	-SAME-	073-06-0-032.00
1875 NEW HOPE ROAD		072-15-0-230.01
JOELTON, TN 37080		073-10-0-023.00
		073-10-0-024.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, **Josephine Lynn Colley, Personal Representative of the Estate of John Geist Colley and Josephine Lynn Colley as Trustee of the John G. Colley Living Trust U/A/D August 19, 2005** (collectively referred to herein as "Grantors"), do hereby grant, transfer, and convey unto **WILLIAM LEE COLLEY**, (herein referred to as "Grantee"), his heirs and/or assigns, all of Grantor's right, title and interest in a certain tracts or parcels of land in the State of Tennessee, Davidson County, and described as follows, to wit:

See **Exhibit "A"** attached hereto and incorporated herein by reference.)

This is improved and unimproved property otherwise known as 3814-A Moss Rose Drive, Nashville, TN 37216, -0- Chester Avenue, Nashville, TN 37206, 2544 McGinnis Drive & -0- Moss Rose Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantors further covenant and bind themselves and their heirs and assigns to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming under the Grantors. 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 29th day of July, 2022.

Josephine Lynn Colley, Personal Representative
JOSEPHINE LYNN COLLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN GEIST COLLEY

Josephine Lynn Colley, Trustee
JOSEPHINE LYNN COLLEY, TRUSTEE OF THE JOHN G. COLLEY LIVING TRUST U/A/D AUGUST 19, 2005

Karen Johnson Davidson County
Batch# 896004 DEEDWARRSP
07/29/2022 12:49:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20220729-0086655

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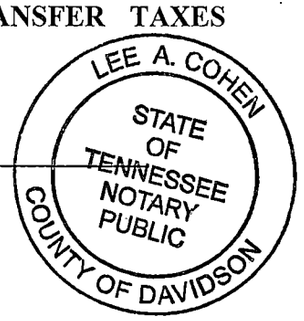
AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(E), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)C)(iv) & (viii).}

J. Colley
Affiant

Lee A. Cohen
Notary Public

My Commission Expires: 3/3/2026



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **JOSEPHINE LYNN COLLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the **TRUSTEE OF THE JOHN G. COLLEY LIVING TRUST U/A/D/ AUGUST 19, 2005,** and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **John G. Colley Living Trust U/A/D August 19, 2005**.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of July, 2022.

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **JOSEPHINE LYNN COLLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the **Personal Representative of the Estate of John Geist Colley** and that she, as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of John Geist Colley**.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of July, 2022.

Lee A. Cohen
Notary Public

My Commission Expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Parcel 1: 3814-A Moss Rose Drive, Nashville, TN 37216
Map & Parcel: 073-06-0-032.00

A tract of land in the 11th formerly the 18th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 in the division of Lot No. 5 (the Addison-Cooper Lands) on the Plan of Riverwood Estate of W. F. Cooper, deceased, of record in the Chancery Court Plan Book 2, page 133; said division not being of record but described according to a survey made by Z. J. Wilkinson, Surveyor. Said survey being dated March 16, 1946, and described as the southerly 10 feet of Lot A on said survey and more particularly described as follows:

Beginning at a iron pin in the center of Moss Rose Drive which designates the northwest corner of lot B as deeded to John Colley and wife, Mildred Colley; this being the common corner of Colley and Wheaton. Thence north 72° east 405 feet to a pin on the low water mark of the Cumberland River; thence north 22° east 10 feet with said water line to a point; thence south 72° west 405 feet plus or minus to an iron pin in the center of Moss Rose Drive; thence with said Drive north 40° 30 minutes west, 10 feet to the point of beginning.

Being the same property conveyed to the Trustees of the John G. Colley Living Trust from John G. Colley, unmarried, by deed dated September 21, 2005 of record in Instrument No. 20050921-0113672, Register's Office for Davidson County, Tennessee.

Parcel 2: -0- Chester Avenue, Nashville, TN 37206
Map & Parcel: 072-15-0-230.01

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 on the Plan of Elbon, not of record, and described according to a survey made by George W. Watkins, January 5, 1949, as follows:

Beginning at the southwest corner of Chesterfield Avenue and Pennington Avenue; thence along the west margin of Pennington Avenue, southwardly 124.9 feet to the common corner of Lots 12 and 13; thence westwardly with the line between said lots, 170 feet to the common corner of Lots 8, 9, 12 & 13; thence northwardly, with the line between Lots 9, 10, 11 & 12, 120 feet to the south margin of Chesterfield Avenue; thence eastwardly, with said Avenue, 170 feet to the beginning.

Being part of the same property conveyed to John G. Colley, unmarried, from John G. Colley and Josephine Lynn Colley, both unmarried and being the General Partners of the Colley Family, L.P., by deed dated November 14, 2012 of record in Instrument No. 20121114-0104799, Register's Office for Davidson County, Tennessee. John G. Colley died November 19, 2021. His Last Will and Testament vests the Personal Representative with the authority to convey said property. (See Seventh Circuit Court, Davidson County, Tennessee, Probate Division, Docket #22P1058).

Parcel 3: 2544 McGinnis Drive & -0- Moss Rose Drive, Nashville, TN 37216
Map & Parcel: 073-10-0-024.00 & 073-10-0-023.00

Land in Davidson County, Tennessee being Reserved Parcel "B" and the Reserved Parcel which is located adjacent to Lot No. 63, said Reserved Parcel also known as Reserved Parcel "A" on the Plan of Moss Rose Estates, as of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John Colley and wife, Mildred S. Colley from Margie L. Williams, a widow, by deed dated September 26, 1985 of record in Book 6666, page 169, Register's Office for Davidson County, Tennessee. The said Mildred S. Colley having predeceased John Colley and John Colley died November 19, 2021. His Last Will and Testament vests the Personal Representative with the authority to convey said property. (See Seventh Circuit Court, Davidson County, Tennessee, Probate Division, Docket #22P1058).