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.:
JOSEPHINE LYNN COLLEY	-SAME-	083-07-0-015.00, 083-07-0-008.00
822 PORTER ROAD		083-07-0-007.00, 083-07-0-003.00
NASHVILLE, TN 37206		

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 **JOSEPHINE LYNN COLLEY** (herein referred to as "Grantee"), her 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 828-B Porter Road, 828 Porter Road, 830 Porter Road, and 2027 Benjamin Street, Nashville, TN 37206

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, her 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, her 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 29 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# 896005 DEEDWARRSP
07/29/2022 12:50:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220729-0086656

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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

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 **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

My Commission Expires: 3/3/2026

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

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 29th 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: 828-B Porter Road, Nashville, TN 37206
Map & Parcel: 083-07-0-015.00

Being parts of Lots Nos. 13 and 20 on the Plan of the First Subdivision of Brownsville, as of record in Book 21, page 112, Register's Office for said County, described according to survey made by S. R. Sanford, Jr. Surveyor, May 1947 as follows:

Beginning at a stake the Northwest corner of the property conveyed to Myrtle Merryman and husband, by deed from Mary Myrtle Waggoner, of record in Book 1427, page 378, said Register's Office; thence Westwardly 50 feet 10 inches to the Easterly margin, of an alley reserved in deed from Lucy M. Taylor and husband to William J. Stewart, of record in Book 312, page 353, said Register's Office; thence with said alley, Southwardly 65 feet to an old post; thence Eastwardly 29 feet 9 inches to a stake at the Southwest corner of the Merryman property; thence with Merryman's Westerly line Northwardly 68 feet 10 inches to the beginning.

Being the same property conveyed to John Colley and wife, Mildred S. Colley from Mable Christine Waggoner by deed dated March 30, 1982 of record in Book 5871, page 454, Register's Office for Davidson County, Tennessee. The said Mildred S. Colley having predeceased John Colley leaving him as the surviving tenant by the entirety and the said John G. Colley, being one and the same as John Colley, having since 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 2: 828 Porter Road, Nashville, TN 37206
Map & Parcel: 083-07-0-008.00

Land in the 7th Ward of the City of Nashville, Davidson County, Tennessee, being parts of Lots Nos. 13 and 20 on the Plan of the First Subdivision of Brownsville, as of record in Book 21, page 112, Register's Office for said County and described as follows:

BEGINNING on the westerly margin of Porter Road, as widened, at the southeast corner of the property conveyed to Lola Simmons, by deed from George W. McKnight, as of record in Book 676, page 178, said Register's Office; thence with Simmons' southerly line westerly 166.5 feet to a point; thence southwardly 65 feet to the northerly line of the property conveyed to Annie F. Harvey by deed from Lummie L. Smith, et al, as of record in Book 1403, page 339, said Register's Office; thence eastwardly 156 feet to the westerly margin of Porter Road; thence with said Road, northwardly to the point of beginning.

Being the same property conveyed to John G. Colley, Sr. and wife, Mildred Colley from John G. Colley, II and wife, Sandra Colley by deed dated October 9, 1971 of record in Book 4557, page 920, Register's Office for Davidson County, Tennessee. The said Mildred S. Colley having predeceased John Colley leaving him as the surviving tenant by the entirety and the said John G. Colley, being one and the same as John Colley, having since 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: 830 Porter Road, Nashville, TN 37206
Map & Parcel: 083-07-0-007.00

Land in Davidson County, Tennessee, being part of Lot No. 20, in the First Subdivision of Brownsville, a plan of which is of record in Book 21, Page 112, Register's Office for said County, described according to a survey made by Erle Drake, County Surveyor, November 22, 1934, as follows:

BEGINNING at the southwest corner of the intersection of Locke Street and Porter Road, as widened; thence westwardly with south margin of Locke Street, 247 feet to a point 10 feet east of original northwest corner of said Lot 20; thence southwardly and parallel with and 10 feet from the west line of said Lot 20, 65 feet to a stake; thence eastwardly and parallel with and 35 feet from the south line of said lot 20, 216.5 feet to the west margin of Porter Road, as widened; thence with same, northeastwardly 74 feet, more or less, to the beginning.

Being the same property conveyed to John G. Colley and wife, Mildred S. Colley from Thelma H. Watson by deed dated December 12, 1970 of record in Book 4467, page 476, Register's Office for Davidson County, Tennessee. The said Mildred S. Colley having predeceased John Colley leaving him as the surviving tenant by the entirety and the said John G. Colley, being one and the same as John Colley, having since 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 4: 2027 Benjamin Street, Nashville, TN 37206
Map & Parcel: 083-07-0-003.00

Land in Davidson County, Tennessee being Lot No. 46 on the Map of Pontotoc Subdivision, as of record in Book 547, page 113, Register's Office for said County.

Said Lot No. 46 fronts 55 feet on the northerly side of Benjamin Avenue formerly Locke Street and runs back between parallel lines 156 feet to a dead line.

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 March 6, 2009, of record as Instrument No. 20090311-0022115, 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).