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).

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-	081-16-0-322.00
822 PORTER ROAD		073-06-0-041.00
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** (collectively referred to herein as "Grantors"), do hereby grant, transfer, and convey unto **Josephine Lynn Colley as Trustee of the John G. Colley Living Trust U/A/D August 19, 2005** (herein referred to as "Grantee"), it's successors 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:

Parcel 1: 1205 Scovel Street, Nashville, TN 37206
Map & Parcel: 081-16-0-322.00

Land in Davidson County, Tennessee being Lots 42 and 43 in McGavock's Addition to Nashville, fronting fifty feet each on the south side of Scovel Street and running back, between parallel lines, to an alley.

Being part of the same property conveyed to John G. Colley, unmarried, by deed dated November 14, 2012 from John G. Colley and Josephine Lynn Colley, both unmarried and being the general partners of the Colley Family, L. P., of record in Instrument No. 20121114-0104799, Register's Office for Davidson County, Tennessee. John G. Colley died on 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: -0- Cooper Lane, Nashville, TN 37216
Map & Parcel: 073-06-0-041.00

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lot No. 5 of Riverwood Terrace, Second Addition, as of record in Book 3842, page 230, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to John G. Colley, unmarried, by deed dated November 14, 2012 from John G. Colley and Josephine Lynn Colley, both unmarried and being the general partners of the Colley Family, L. P., of record in Instrument No. 20121114-0104799, Register's Office for Davidson County, Tennessee. John G. Colley died on 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).

This is unimproved property otherwise known as 1205 Scovel Street, Nashville, TN 37206 and -0- Cooper Lane, Nashville, TN 37216.

Karen Johnson Davidson County
Batch# 896006 DEEDWARRSP
07/29/2022 12:51:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220729-0086657

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 29th day of July, 2022.

Josephine Lynn Colley, Personal Representative

JOSEPHINE LYNN COLLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN GEIST COLLEY

****

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).}

J. Colley

Affiant

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