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.:
SUSAN COLLEY CROWDER	-SAME-	083-06-0-189.00
925 GLAMIS CIRCLE		072-14-0-382.00
SIGNAL MOUNTAIN, TN 37377		073-06-0-031.00

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 **SUSAN COLLEY CROWDER**, (herein referred to as "Grantee"), her heirs and/or assigns, all of Grantor's right, title and interest in 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 206 Fall Street, Nashville, TN 37206, 1915 Scott Avenue, Nashville, TN 37206 and 3814-B 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, 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

Karen Johnson Davidson County
Batch# 896032 DEEDWARRSP
07/29/2022 01:45:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220729-0086693

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

****

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 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: 206 Fall Street, Nashville, TN 37206
Map & Parcel: 083-06-0-189.00

Land in Davidson County, Tennessee, being the east half of Lot Number 11 on the Map of Sneed and Hamilton's Resubdivision of Lots Numbers 2, 3 and other lots in Brownsville, of record in Book 161, page 149, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Fall Street and runs back between parallel lines 130 feet to an alley.

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 2: 1915 Scott Avenue, Nashville, TN 37206
Map & Parcel: 072-14-0-382.00

Land in Davidson County, Tennessee, being part of Lot No. 37, on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, being Lot No. 6 on the Plan of "Elbon", not of record.

Beginning on the easterly margin of Scott Avenue at a point 269 feet north of the northerly margin of Straightway Avenue, said point being the corner of Lots Nos. 5 and 6; thence with the easterly margin of Scott Avenue, North 3 deg. East 50 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, eastwardly 175 feet; thence South 3 deg. West 50 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westwardly 175 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 March 6, 2009 of record in 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).

Parcel 3: 3814-B Moss Rose Drive, Nashville, TN 37216
Map & Parcel: 073-06-0-031.00

A tract of land in the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 in the Division of Lot No. 5 of the Addison Cooper Lands, on the plan of Riverwood Estate of W. F. Cooper, deceased, as of record in Plan Book 2, page 133, Chancery Court at Nashville, said Division not being of record.

Said property is described as being Lot "A" and part of Lot "B" on a copy of a survey thereof by Z. J. Wilkinson, Surveyor, dated March 16, 1946, as follows:

Beginning at a point in the center line of Moss Rose Drive, at the southwest corner of the property conveyed to Geneva Burden by deed from George E. Evans and wife, of record in Book 1166, page 579, Register's Office for said county; thence along Burden's south line, north 71 deg. 30' 409 feet to the low-water mark, of Cumberland River; thence down said river, at low-water mark, south 28 deg. east 100 feet, and south 22 deg. east 20 feet; thence south 72 deg. west 405 feet more or less, to the center line of Moss Rose Drive; thence with the center line of the same, north 40 deg. 30' west 20 feet to an iron pin at the corner of Lots Nos. "A" and "B" above mentioned thence with the center line of said Drive north 30 deg. west 100 feet to the point of beginning.

Being the same property conveyed John G. Colley, unmarried, from Charlotte Frances Wheaton Merrill and Michealle Wheaton by deed of record as Instrument 20020501-0053505, 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).