NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Karen Johnson Davidson County
Batch# 897268 DEEDWARRSP
08/02/2022 09:23:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220802-0087734

SPECIAL WARRANTY DE

Date: The 16 day of June, 2022.

Grantor: MAE P. ALCORN REVOCABLE TRUST, Dated September 16, 2010
ANDREA L. ALCORN, Trustee, Grantor

Grantor's Mailing Address (including county):

12406 Montego Plaza
Dallas, Texas 75230
(Dallas County, Texas)

Grantee: ALCORN FAMILY LIVING TRUST, dated June 16, 2022
ANDREA LISA ALCORN, Trustee.

Grantee's Mailing Address (including county):

12406 Montego Plaza
Dallas, Texas 75230
(Dallas County, Texas)

Consideration: Ten Dollars ($10.00) and other good and valuable consideration.

Property (including any improvements):

Grantor has granted, sold, conveyed, assigned and delivered, and by these presents does grant, sell, convey, assign and deliver the following described real property located in Davidson County, Tennessee, and commonly known as the 5129 Regent Drive, Nashville, Tennessee 37220, to-wit:

Being Lot No. 125 on the Plan of Haileywood Estates, Sect. VII, as of record in Book 2330, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 103.2 feet on the westerly margin of Regent Drive & runs back between lines measuring 192.9 feet on the northerly line and 193.5 feet on the southerly lines & a dead line measuring 102.5 feet thereon.

Description same as prior Quitclaim Deed of Correction as filed May 26, 2020 as document number 20200526-0053732.

Tax Map 146 15 0, Parcel 007.00

Reservations from and Exceptions to Conveyance and Warranty:

All reservations from and exceptions to conveyance and warranty of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, conveys, assigns and delivers unto the Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, without express or implied warranty; and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are excluded.

When the context requires, singular nouns and pronouns include the plural.

Andrea Alcorn

ANDREA L. ALCORN, Trustee of the MAE P. ALCORN REVOCABLE TRUST, Grantor

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for said County and State, on this day personally appeared ANDREA L. ALCORN, as the Trustee of the MAE P. ALCORN REVOCABLE TRUST, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purposes and consideration therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16 day of June, 2022.

Notary Public, State of Texas

BRIAN JOSEPH HALL
My Notary ID # 11500565
Expires February 25, 2023

Notary's Printed Name and Commission Expiration

AFTER RECORDING RETURN TO:

Barnett & Hall, P.L.L.C.
Attn: Brian J. Hall
5944 Luther Lane; Ste 755
Dallas, Texas 75225

PREPARED IN THE LAW OFFICE OF:

Barnett & Hall, P.L.L.C.
By: Brian J. Hall
5944 Luther Lane; Ste 755
Dallas, Texas 75225

New Property Owners:

Andrea Lisa Alcorn Trustee of the
Alcorn Family Living Trust
12406 Montego Plaza
Dallas, Texas 75230

Person(s) Responsible for Taxes:

Same

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 50.00.

Andrea Alcorn
Affiant

Subscribed and sworn before me, this 12 day of July, 2022.

Notary

NOTARY PUBLIC STATE OF TEXAS
BRIAN JOSEPH HALL
My Notary ID # 11500565
Expires February 25, 2023