Karen Johnson Davidson County
Batch# 898657 DEEDWARRSP
08/04/2022 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $160.53
20220804-0088763

Prepared from information provided by the parties without opinion of title or survey
by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Gwynn D. Howell
2132 Neelys Bend Rd.
Madison, Tennessee 37115

SEND TAX BILLS TO:
SAME

MAP/PAR NOS.:
07400001300

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, We, Juanita B. Howell and Gwynn D. Howell, Successor Co-Trustees of Trust B under the Will of William H. (Billy) Howell, Sr. by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 13P-1229, by these presents transfer and convey unto Gwynn D. Howell, Grantee, the following described tract or parcel of real property in Davidson County, Tennessee:

> Beginning at a point on the westerly margin of Neely's Bend Road at the northeast corner of a tract of land conveyed to Juanita Howell by deed of record in Book 3849, Page 205; thence with the north line of same North 83 deg. 50' West, 405 feet to the northwest corner of said tract; thence with the west line same South 8 deg. 30' West, 170 feet more or less to a point; thence North 83 deg. 50' West, 426.4 feet more or less to the common rear corner of Tracts A and B on the plat of Tract Map of Howell property, nor of record; thence South 85 deg 30' East, with the common line of said tracts, which is also the common line extended westwardly of the 3 acre tract of land of Billy Hugh Howell, Jr., of record in Book 4734, Page 319, and the 3.22 acre tract of Gwynn D. Howell, of record in Book 5850, Page 835, a distance of 304 feet to Gwynn D. Howell's northwest corner; thence south 8 deg. 30' West, with Gwynn D. Howell's west line, 260 feet to his southwest corner, thence with his south line, South 83 deg. 50' East 540 feet to a point on the west margin of Neely's Bend Road; thence with the west margin of same South 8 deg. 30' West, 17.7 feet to the beginning, containing 3.56 acres.
>
> Being part of the property conveyed to Juanita B. Howell, William H. Howell, Jr. and Gwynn D. Howell, Co-Trustees of Trust B under the Will of William H. Howell, Sr. by quitclaim deed from Juanita B. Howell, Executrix of the Estate of William H. (Billy) Howell, Sr., of record as Instrument 20131107-0115736, Register's Office for Davidson County, Tennessee. The said William H. Howell, Jr. since died, leaving Juanita B. Howell and Gwynn D. Howell as surviving Co-Trustees of said Trust.

This is improved property known as 2136 Neelys Bend Road, Madison, Tennessee, 37115.

We convey 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, as fully as we as such Trustees can or should do; and I/we do covenant with the said Grantee to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under us as such Trustees, but not further or otherwise.

Witness my/our signatures this date: 8/3/2022.

Juanita B. Howell, Co-Trustee

Gwynn D. Howell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Juanita B. Howell and Gwynn D. Howell, the bargainor(s), with whom I am personally acquainted, and executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 8/3/2022.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/16/2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for, or value of, this transfer, whichever is greater, is $43,386.00.

Affiant

Sworn to and subscribed before me this date: 8/3/2022.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/16/2026

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3RD day of AUGUST, 2022.

Date: 08-04-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 4TH day of AUGUST, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY