This instrument prepared by:
Joel R. Hooper
Hooper, Zinn & McNamee, PLLC
P O Box 546
Brentwood, TN 37024-0546

Karen Johnson Davidson County
Batch# 903063 DEEDWARRSP
08/15/2022 08:36:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220815-0092077

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Darryl Wilson Trust Willie D. Wilson, Trustee 4704 Utah Ave. Nashville, TN 37209	Same as New Owner	103-03-224.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Darryl Wilson**, hereinafter called Grantor, has bargained and sold, and does hereby transfer and convey unto **Willie D. Wilson, Trustee of the Darryl Wilson Trust** dated August 11, 2022, hereinafter called Grantee, his successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

BEING Lot No. 9 on the Plan of Sylvan Park, Block 5, as of record in book 332, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 50 feet on the north side of Utah Avenue and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Darryl Wilson by deed from Amy J. Evers of record in Book 9902, page 545, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Darryl Wilson and spouse, Amy J. Evers, by deed from Gary L. Dunkle and spouse, Jaclynn Dunkle, of record in Book 9161, Page 384, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4704 Utah Avenue, Nashville, Tennessee, 37209.

This conveyance is made subject to taxes for the current year and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, his successors and assigns in fee simple forever.

Grantee, as Trustee, has the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantor does now and will forever warrant and defend the title to the herein described real property to Grantee, his heirs, successors and assigns, against all persons claiming the same from, through or under Grantor, but not further or otherwise.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 on August 11, 2022.

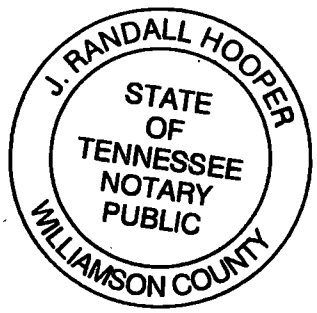
Darryl Wilson, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Darryl Wilson, with whom I am personally acquainted and who upon oath acknowledged he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 11, 2022.

Notary Public
My Commission Expires: 3-7-2026



State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust created by Grantor.

Subscribed and sworn to before me on
August 11, 2022.

Willie D. Wilson, Trustee, Grantee

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY