Karen Johnson Davidson County
Batch# 903281 DEEDWARRSP
08/15/2022 11:47:16 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20220815-0092408

THIS INSTRUMENT PREPARED BY:
Katlin A. Ryan, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL ID#:
Rachel Beatrice Keene, Trustee of the Emily Ruth Keene Irrevocable Trust 225 Garrett Drive Nashville, TN 37211	Same	147-06-0-008.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

MELISSA D. MOSS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Rachel Beatrice Keene
RACHEL BEATRICE KEENE, Trustee

SUBSCRIBED AND SWORN to before me by RACHEL BEATRICE KEENE, Trustee, this 8th day of August, 2022.

Melissa D Moss
Notary Public

My Commission Expires: 07/07/2025

FOR AND IN CONSIDERATION of the sum of Five Hundred Thousand Dollars ($500,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, EMILY RUTH KEENE, hereinafter "Grantor," has this day bargained and sold and does hereby transfer and convey to RACHEL BEATRICE KEENE, TRUSTEE OF THE EMILY RUTH KEENE IRREVOCABLE TRUST U/T/A DATED MARCH 24, 2022, her successors assigns, hereinafter "Grantee," all of Grantor's right, title and interest in certain real property in Davidson County, Tennessee, described on **Exhibit A** attached hereto and

incorporated herein by reference.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns forever.

This conveyance of real property, and all covenants and warranties contained herein, are made expressly subject to those matters listed on **Exhibit B** attached hereto and incorporated herein by this reference.

Grantor covenants that the real property is free from all encumbrances made or suffered by Grantor (except as set forth the preceding paragraph), and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said real property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds herself, her heirs and assigns, to warrant specially and forever defend the title to the real estate to the Grantee, her successors and assigns, against the lawful claims of all persons, claiming by, through and under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 8th day of AUGUST, 2022.

EMILY RUTH KEENE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EMILY RUTH KEENE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee this, the 8th day of AUGUST, 2022.

MELISSA D. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public

My Commission Expires: 7/7/2025

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Caldwell Hall, Section 1, of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily Ruth Keene by deed of record in Instrument No. 20200817-0092128, Register's Office for Davidson County, Tennessee.

This improved property is known as 225 Garrett Drive, Nashville, TN.

Exhibit B

The real property conveyed herein is subject to matters shown on the recorded plan and to applicable easements, conditions, assessments and restrictions therein, and property taxes for the current year.