Karen Johnson Davidson County
Batch# 909604 DEEDQC
08/30/2022 09:04:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220830-0097620

Prepared by and Recording Requested by:
Gaines & Associates PLLC
1770 Kirby Parkway, Suite 134
Memphis, TN 38138

Tax Parcel #: 183000159

CORRECTED SPECIAL TRUSTEE DEED

Owner & Property Address:
OTHAL S. DESHAZO
0 Twin Oaks
Cane Ridge, TN 37013

Mail Tax Statement to:
OTHAL S. DESHAZO
1001 Alabaster Way, Cottage 301
Deltona, Florida 32725

The GRANTOR, **OTHAL S. DESHAZO**, also known as **OTHAL EVA JEAN STOKER DESHAZO**, **Successor** Trustee of the REVOCABLE TRUST AGREEMENT OF SHERMAN W. STOKER AND LINDA A. STOKER, Dated July 26, 2016, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to:

The GRANTEE, **OTHAL S. DESHAZO, a married woman**

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in the Fifth Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated February 12, 2019 and known as job No. 190016 as follows:

Beginning at a concrete monument found on the westerly margin of Burkitt Road; said point being the northeast corner of this tract; thence with the westerly margin of Burkitt Road S15°32'49"W 349.52' to an iron pin set; thence leaving said Road and with the line of other Stoker Property N83°22'50"W 156.16' to an existing ion pin; thence with a fence N07°14'46"E 343.57' to an existing fence post; thence S83°51'42"E 206.65' to the point of beginning, containing 1.43 acres more or less.

Being part of the same property conveyed to Sherman W. Stoker by deed of record in Book 5977, pg.505 Register's Office of Davidson County, Tennessee.
Further being part of the same property conveyed to Sherman W. Stoker and Linda A. Stoker, Trustee under the Revocable Trust Agreement of Sherman W. Stoker and Linda A. Stoker, dated July 26, 2016 by Quitclaim Deed of Record as Instrument Number 20160803-0080214 in the Register's Office of Davidson County, Tennessee.

Linda A. Stoker died testate on September 8, 2021 as a resident of Hendersonville, Tennessee, and title having vested in Sherman W. Stoker as surviving Trustee. Sherman W. Stoker died testate on September 13, 2021, a resident of Hendersonville, Tennessee and title having vested in Othal S. DeShazo as surviving Trustee and sole beneficiary.

This is unimproved property, knows as 0 Twin Oaks, Cane Ridge, TN 37013.

This conveyance is made subject to Subdivision Restrictions, Easements of record in said Register's Office in Davidson County, Tennessee.

This survey does not represent a title search or a guarantee of title.

SAID GRANTOR TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 6th day of August, 2022, by the undersigned.

OTHAL S. DESHAZO, as Successor Trustee of
the Revocable Trust Agreement of SHERMAN W. STOKER and LINDA A. STOKER,
dated July 26, 2016
1001 Alabaster Way, Cottage 301
Deltona, Florida 32725
"GRANTOR"

OTHAL S. DESHAZO
1001 Alabaster Way, Cottage 301
Deltona, Florida 32725
"GRANTEE"

STATE OF FLORIDA
COUNTY OF ~~ORANGE.~~ Volusia (zm)

The foregoing instrument was acknowledged before me, by means of **X** physical presence or ___ online notarization, this 6th day of August, 2022 by **OTHAL S. DESHAZO**, __ who is personally known to me OR **X** who produced a Florida driver's license as identification.

ZACHARY MANNING
Commission # HH 237932
Expires March 9, 2026

Notary Public, State of Florida
Zachary Manning

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. § 67-4-409(a)(3)(G).

STATE OF FLORIDA
COUNTY OF ~~ORANGE~~ Volusia (zm)

I, **OTHAL S. DESHAZO,** the affiant, hereby swear or affirm to the best of my knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT- **OTHAL S. DESHAZO**

ZACHARY MANNING
Commission # HH 237932
Expires March 9, 2026

Subscribed and sworn to before me this 6th day of August, 2022.

NOTARY PUBLIC
Zachary Manning

My Commission Expires: 03/09/2026