This instrument prepared by:
Julia M. Alley
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37024-0546

Karen Johnson Davidson County
Batch# 912598 DEEDWARRSP
09/06/2022 09:05:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220906-0099604

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Kathy Taylor Trust L. Katherine Taylor, Trustee 309 Randall Drive Nashville, TN 37211	Same as New Owner	Map 147 Group 9 Parcel 34

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, L. Katherine Taylor, hereinafter Grantor, does transfer and convey unto L. Katherine Taylor, Trustee of the Kathy Taylor Trust dated September 1, 2022, hereinafter Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Beginning on the southerly margin of Randall Drive, at the corner of Lot Nos. 59 and 60; thence with the line between Lot Nos. 58, 59, and 60, southeastwardly 165.4 feet to the corner of Lot Nos. 60 and 61; thence with the line between said two lots northeasterly 181.6 feet to the southwesterly margin of Marchant Drive; thence with said Drive northwestwardly 121.7 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwestwardly 37.99 feet to the southerly margin of Randall Drive; thence with same northwestwardly 133 feet to the beginning.
>
> Being the same property conveyed to L. Katherine Taylor, unmarried, by deed from Dorothy J. Kaserman, unmarried, of record in Instrument No. 20010711-0073950, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

This is improved property known as 309 Randall Drive, Nashville, Tennessee, 37211.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, her 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, her 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 September 1, 2022.

L. Katherine Taylor, Grantor

State of Tennessee
County of Williamson

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

Witness my hand and official seal on September 1, 2022.

Notary Public
My Commission Expires: 2-28-2026



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
September 1, 2022.

L. Katherine Taylor, Trustee, Grantee

Julia Alley

Notary Public
My Commission Expires: 2-29-2026

JULIA ALLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY