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

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 914444 DEEDWARRSP
09/09/2022 08:43:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220909-0100994

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Blessings Trust Deby K. Samuels, Trustee 101 Jamesborough Court Nashville, TN 37215	Same as New Owner	131 07 0A 010.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Deby Kee Samuels**, hereinafter Grantor, does transfer and convey unto **Deby K. Samuels, Trustee of the Blessings Trust dated September 6, 2022**, hereinafter Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

See Exhibit "A" attached for land description.

Being the same property conveyed to **Deby Kee Samuels, unmarried**, by deed from **Dorothy C. Jones, married,** of record in Instrument No. 20080609-0059064, 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 101 Jamesborough Court, Nashville, Tennessee. ,37215.

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 6, 2022.

Deby Kee Samuels, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Deby Kee Samuels, 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 6, 2022.

Patricia E. Kennedy
Notary Public
My Commission Expires: 1/31/2026

PATRICIA E. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Phase II and Phase III, Hillsborough Place, as of record in Plat Book 5200, page 160, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Dorothy C. Jones, married by deed dated October 26, 2000 from Lewis D. East and wife, Robbie E. East of record in Instrument No. 20001027-0106648, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 5151, page 50, Book 5240, page 165, amended in Book 5292, page 134, re-recorded in Book 5332, page 212, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Hillsborough Place Cooperative Corporation of record in Book 5243, page 928, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 160, Register's Office for Davidson County, Tennessee.

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 6, 2022.

Deby K. Samuels, Trustee, Grantee

Patricia E Kennedy
Notary Public
My Commission Expires: 1/31/2026

PATRICIA E. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY