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

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 915112 DEEDWARRSP
09/12/2022 08:53:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220912-0101476

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Johnson Family Trust Kelvin C. Johnson, Trustee Diana J. Johnson, Trustee 6288 Highway 25 E Springfield, TN 37172	Same as New Owner	135-08-0-007.00

SPECIAL WARRANTY DEED TO TRUSTEES

For good and valuable consideration, receipt of which is hereby acknowledged, **Kelvin C. Johnson and Diana J. Johnson, husband and wife**, hereinafter called Grantors, do hereby transfer and convey unto **Kelvin C. Johnson and Diana J. Johnson, Trustees of the Johnson Family Trust** dated August 31, 2022, hereinafter called Grantees, their successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Springwood Place of record in Plat Book 6200, Page 911, as corrected by Surveyor's Certificate of Correction of record in Book 8174, Page 818, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelvin C. Johnson and Diana J. Johnson, husband and wife, by deed from Diana J. Rogut, of record in Instrument No. 20220906-0099848 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 Smith Springs Court, Nashville, Tennessee 37217.

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

Grantees, as Trustees, have 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. The property and its proceeds have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have 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 Grantors do now and will forever warrant and defend the title to the herein described real property to Grantees, their successors and assigns, against all persons claiming the same from, through or under Grantors, but not further or otherwise against the lawful claims of all persons whomsoever.

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 31, 2022.

Kelvin C. Johnson, Grantor

Diana J. Johnson, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Diana J. Johnson and Kelvin C. Johnson, husband and wife, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 31, 2022.

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3-7-2026

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust created by Grantors.

Subscribed and sworn to before me on
August 31, 2022.

Kelvin C. Johnson, Trustee, Grantee

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY