Karen Johnson Davidson County
Batch# 924704 DEEDWARRSP
10/03/2022 01:24:31 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221003-0108854

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

ANDREW T. PEEBLES, ESQ.
CARNAHAN, EVANS, CANTWELL & BROWN, P.C.
2805 S. INGRAM MILL ROAD
SPRINGFIELD, MO 65804

OWNER (SEND TAX BILLS TO):

ELENA ELIZABETH REINERT, TRUSTEE
409A S. 14TH ST.
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ELENA E. REINERT, an unmarried woman (herein, "Grantor"), whose address is 409A S. 14th St., Nashville, TN 37206, hereby sells, transfers and conveys to ELENA ELIZABETH REINERT, TRUSTEE, or any successors in trust, under the REVOCABLE TRUST AGREEMENT OF ELENA ELIZABETH REINERT dated May 6, 2022 and any amendments thereto (herein, "Grantee"), whose address is 409A S. 14th St., Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 409A S. 14th St., Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 083-13-0P-002.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 19 day of August, 2022.

GRANTOR:

Elena E. Reinert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elena E. Reinert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August, 2022.

[Affix Notary Seal]

BRIANNE DANILCZYK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: March 3, 2026

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

Revocable Trust Agreement of Elena Elizabeth Reinert dated May 6, 2022

Elena Elizabeth Reinert, Trustee

Subscribed and sworn to under oath before me, this 19th day of August, 2022 by Elena Elizabeth Reinert, as Trustee of Revocable Trust Agreement of Elena Elizabeth Reinert dated May 6, 2022.

SIGNATURE OF NOTARY PUBLIC
My commission expires: March 3, 2026

[Affix Notary Seal]

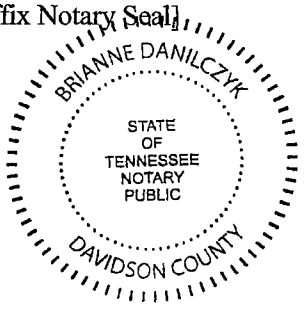


EXHIBIT A

[Legal Description]

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit B of the 409 S. 14th Street Townhomes as set forth in the Declaration of Covenants and Restrictions for the 409 S. 14th Street Townhomes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20140619-0053789 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "B" of said Declaration.

Subject to:
Taxes for the current year and subsequent years
- Plan of record in Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140619-0053789, Register's Office for Davidson County, Tennessee.
- An ordinance to amend the Official Street Alley Acceptance and Maintenance Map for The Metropolitan Government of Nashville and Davidson County, by abandoning the right of way for an unnumbered alley between South 14th Street and 15th Street (Proposal No. 2006M-077U-05) by Metropolitan Ordinance No. BL2006-1196.
- Driveway Easement and Maintenance Agreement of record in Instrument Number 20140903-0080633, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 20191030-0111107 on October 30, 2019.

PIN NO: 083-13-0P-002.00

STREET ADDRESS:

409A S. 14th St., Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to