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

Karen Johnson Davidson County
Batch# 925227 DEEDWARRSP
10/05/2022 08:44:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221005-0109648

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Kaatz Family Trust Steven L. Kaatz, Trustee Candi R. Kaatz, Trustee 2620 South Highlands Drive Nashville, TN 37221	Wells Fargo Bank	142-16-0C-026.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Candi Kaatz**, hereinafter Grantor, transfers and conveys unto **Steven L. Kaatz and Candi R. Kaatz, Trustees of the Kaatz Family Trust** dated October 3, 2022, hereinafter called Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 26, on the Final Plat of Devon Highlands, Phase II, a Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 517, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Candi Kaatz by deed from Federal National Mortgage Association of record as Instrument No. 20120425-0035370, 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 is improved property known as: 2620 South Highlands Drive, Nashville, TN 37221.

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

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 are classified as community property during marriage. Tennessee Code Annotated § 35-17-105 applies to the property and its proceeds.

Grantor covenants with Grantees 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 Grantees, their successors and assigns against all persons claiming the same from, through or under Grantor, but not further or otherwise.

Steven L. Kaatz, spouse of Grantor, hereby joins in the execution of this deed, waiving and conveying to Grantees any homestead, marital and inheritance rights he may have in the property conveyed.

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 our hands on October 3, 2022.

Candi R. Kaatz

Candi R. Kaatz, Grantor

Steven L Kaatz

Steven L. Kaatz, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Candi R. Kaatz and Steven L. Kaatz, 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 October 3, 2022.

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 October 3, 2022.

Steven L. Kaatz, Trustee, Grantee

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY