Karen Johnson Davidson County
Batch# 927416 DEEDWARRSP
10/11/2022 11:05:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221011-0111270

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

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Brandon Chrisman Revocable Trust Brandon H. Chrisman, Trustee 437 Claircrest Drive Antioch, TN 37013	Same as New Owner	162-01-0B-030.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Brandon H. Chrisman, hereinafter Grantor, does transfer and convey unto Brandon H. Chrisman, Trustee of the Brandon Chrisman Revocable Trust dated September 23, 2022, hereinafter Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 30 on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, Page 323, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.
>
> Being the same property conveyed to Brandon H. Chrisman by deed from Brandon H. Chrisman, Trustee of the Chrisman Trust of record in Instrument No. 20220928-0107106, 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 437 Claircrest Drive, Antioch, Tennessee.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, his 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, his 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 23, 2022.

Brandon H. Chrisman, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Brandon H. Chrisman with whom I am personally acquainted and who upon oath acknowledged he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 23, 2022.

Notary Public
My Commission Expires: 2-28-2026

JULIA ALLEY
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 September 23, 2022.

Brandon H. Chrisman, Trustee, Grantee

Notary Public
My Commission Expires: 2-28-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY