THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842366

Karen Johnson Davidson County
Batch# 931323 **DEEDWARRSP**
10/19/2022 10:20:49 AM 3 pgs
Fees: $18.00 Taxes: $4,162.50

20221019-0114008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of October, 2022.

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 2023

Notary Public
My Commission Expires:

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
501 East Iris Trust c/o FSM PO Box 121859 Nashville, TN 37212	New Owner	Tax Parcel ID No. 118-07-0-188

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Greg Howell and Hubert E. Yeary,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **501 East Iris Trust dated October 17th, 2022**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 of Block "E" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County.

Said Lot No. 22 fronts 66.8 feet on the west side of East Iris Drive and runs back between lines 130.51 feet on the north line and 128 feet on the south line to a dead line in the rear, on which it measures 52.2 feet thereon.

Being the same property conveyed to Greg Howell and Hubert E. Yeary, as tenants in common, by Warranty Deed from Joseph G. Pelletier, of record in Instrument No. 19991222-0306342, in the Register's Office for Davidson County, Tennessee, dated December 21, 1999, and recorded on December 22, 1999. Said property was never the marital residence of Grantors.

This is improved property located at 501 East Iris Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2022.

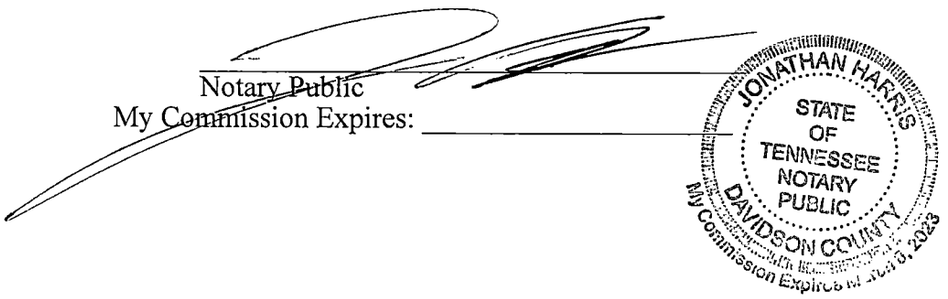
Greg Howell

Hubert E. Yeary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Greg Howell and Hubert E. Yeary, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2022.



Notary Public
My Commission Expires: _____

Exhibit "B"

County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements, and other matters shown on the Map of Berry Hill Gardens, as recorded in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Rights or claims of tenants under unrecorded leases.