This instrument prepared by:
Julia M. Alley
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37024-0546

Karen Johnson Davidson County
Batch# 942173 DEEDWARRSP
11/17/2022 08:36:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221117-0122238

Record and return to:
Same as preparer

| Address of New Owner: | Send Tax Bills to: | Map/Parcel: |
|---|---|---|
| Nicholson Family Trust<br>Stuart E. Nicholson, Trustee<br>Doris Jean H. Nicholson, Trustee<br>916 Oak Valley Lane<br>Nashville, TN 37220 | Same as New Owner | 011-10550 |

# SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Stuart E. Nicholson and wife, Jean H. Nicholson, hereinafter Grantors, do transfer and convey unto Stuart E. Nicholson and Doris Jean H. Nicholson, Trustees of the Nicholson Family Trust dated November 14, 2022, hereinafter Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being lot No. 26 on the Plan of Oak Hill Valley Subdivision, of record in book 1835, pages 15 and 16, Register's Office for said County, described as follows:
> Beginning on the northerly margin of Oak Valley Lane at the corner of lots Nos. 25 and 26; thence with the line between said two lots northwardly 240 feet; thence westwardly 180.01 feet to the easterly margin of Dustin Lane; thence with said Lane southwardly 214.06 feet to the beginning of a curve; thence around said curve in a southeasterly direction 40.34 feet to the northerly margin of Oak Valley Lane; thence with said Lane eastwardly 164.17 feet to the beginning.
>
> Being the same property conveyed to Stuart E. Nicholson and wife, Jean H. Nicholson, by deed from Richard T. Fariss, a widower, of record in Book 4457, page 231, 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 916 Oak Valley Lane, Nashville, Tennessee, 37220.

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.

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 heirs, successors and assigns against all persons claiming the same from, through or under Grantors, 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 November 14, 2022.

Stuart E. Nicholson, Grantor

Doris Jean H. Nicholson, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Stuart E. Nicholson and wife, Jean H. Nicholson, 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 November 14, 2022.

Notary Public
My Commission Expires: 2-28-2026



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 November 14, 2022.

Doris Jean H. Nicholson

Doris Jean H. Nicholson, Trustee, Grantee

Julia Alley

Notary Public
My Commission Expires: 2-27-2026

