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

Karen Johnson Davidson County
Batch# 944856 DEEDWARRSP
11/28/2022 10:38:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221128-0124490

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Sam and Teddi Dial Trust Samuel T. Dial, Trustee Teddi W. Dial, Trustee 6397 Temple Road Franklin, TN 37069	Same as New Owner	103-12-E-101CO

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Samuel Dial and wife, Teddi Dial, hereinafter Grantors, do transfer and convey unto Samuel T. Dial and Teddi W. Dial, Trustees of the Sam and Teddi Dial Trust dated November 22, 2022, hereinafter Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 108-A and 108-B, established by Exhibit "C" of the Master Deed of Cherokee Place Condominiums, of record in Book 7173, page 58, Register's Office for Davidson County, Tennessee, which Master Deed and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Samuel Dial and wife, Teddi Dial, by deed from Richard C. Lewis, a married person of record in Book 10219, page 330, 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 108 A & B Cherokee Road, Nashville, Tennessee 37205.

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 22, 2022.

Samuel Dial, Grantor

Teddi Dial, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Samuel Dial and Teddi Dial, 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 22, 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 22, 2022.

Samuel T. Dial, Trustee, Grantee

Notary Public
My Commission Expires: 2-28-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY