Karen Johnson Davidson County
Batch# 946338 DEEDWARRSP
12/01/2022 08:22:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221201-0125627

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

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
J & S Nixon Trust Joel L. Nixon, Trustee Sandra T. Nixon, Trustee 5104 Meta Court Nashville, TN 37211	Same as New Owner	161-02-0-153.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joel L. Nixon and wife, Sandra T. Nixon**, hereinafter called Grantors, have bargained and sold, and do hereby transfer and convey unto **J & S Nixon Trust** dated November 28, 2022, Joel L. Nixon and Sandra T. Nixon, Trustees, hereinafter called Grantee, its successors, trustees, and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the plan of Resubdivision of Lots 44, 45, 46, 47, 48 & 49, Section Two, McMurray Place, of record in Book 5190, page 668, Register's Office for said County.

Said Lot No. 45 fronts 68.99 feet on the westerly margin of Meta Court and extends back 203.49 feet on the northerly line and 171.27 feet on the southerly line to a dead line in the rear, measuring 102.66 feet thereon.

Being the same property conveyed to Joel L. Nixon and wife, Sandra T. Nixon, by deed from W. L. Bainbridge, Inc. of record in Book 6064, page 563, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year, restrictive covenants of record in Book 5939, page 231, Register's Office for Davidson County, Tennessee, matters stated in the above referenced plan of record. and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 5104 Meta Court, Nashville, Tennessee. The property was formerly known as 5108 Meta Court.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, its successors, trustees and assigns in fee simple forever.

Grantors covenant with Grantee 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 Grantee, its successors, trustees and assigns, against all persons claiming the same from, through or under Grantors, but not further or otherwise against the lawful claims of all persons whomsoever.

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 November 28, 2022.

Joel L. Nixon, Grantor

Sandra T. Nixon, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Joel L. Nixon and wife, Sandra T. Nixon, 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 28, 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 Grantors.

Subscribed and sworn to before me on
November 28, 2022.

Joel L. Nixon, Trustee, Grantee

Notary Public
My Commission Expires: 2-28-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY