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

Karen Johnson Davidson County
Batch# 953352 DEEDWARRSP
12/20/2022 08:54:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221220-0131244

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Cambridge Trust Robert L. Green, Jr., Trustee Valorie L. Kirby, Trustee 3920 Cambridge Avenue Nashville, TN 37205	Same as New Owner	103-08-0-182.00

SPECIAL WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged, **Valorie Kirby and Robert L. Green**, wife and husband, hereinafter called Grantors, have bargained and sold, and do hereby transfer and convey unto **Cambridge Trust** dated December 15, 2022, **Robert L. Green, Jr. and Valorie L. Kirby, 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 the westerly 55 feet of lot No. 363 on the Map of Richland Realty Company's Division C of record in Book 421, Page 31, Register's Office for said County.

Said part of Lot No. 363 fronts 55 feet on the northerly margin of Cambridge Avenue and extends back 311.3 feet on the easterly line to an alley in the rear, measuring 61.3 feet thereon.

Being the same property conveyed to Valorie Kirby and Robert L. Green, as wife and husband by quitclaim deed from Valorie Kirby and Robert L. Green, as tenants in common, of record in Instrument No. 20140121-0005686, 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 Plan of record in Plat Book 421, Page 31, taxes for the current year, and all zoning regulations, building restrictions, setback lines, conditions, restrictions, covenants, easements, rights of way, liens, encumbrances and other matters of record.

This is improved property known as 3920 Cambridge Avenue, Nashville, Tennessee 37205.

Valorie Kirby and Robert L. Green are the same persons as Valorie L. Kirby and Robert L. Green, Jr., who are the Trustees of the Cambridge Trust dated December 15, 2022.

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 December 15, 2022.

Valorie Kirby, Grantor

Robert L. Green, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Valorie Kirby and Robert L. Green, 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 December 15, 2022.

Notary Public
My Commission Expires: 3-7-2026



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
December 15, 2022.

Valorie L. Kirby, Trustee, Grantee

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY