Karen Johnson Davidson County
Batch# 965037 DEEDWARRSP
01/27/2023 12:06:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230127-0006362

THIS INSTRUMENT PREPARED BY:
Randle S. Davis, Esq.
103 Wexford Hall
Hendersonville, TN 37075
Based upon information supplied by Grantor.

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{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(C)(viii}

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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NOS.:**
Josephine Lynn Colley 822 Porter Road Nashville, TN 37206	-same-	073 06-0-041.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, but in order to implement the distribution of real property to a trust beneficiary in accordance with T.C.A. Section 67-4-409(a)(1)(C)(viii), **Josephine Lynn Colley**, as Trustee of the **John G. Colley Living Trust (u/a/d: 08/19/2005)** (hereinafter referred to as "Grantor"), does hereby grant, transfer, and convey unto **Josephine Lynn Colley** (hereinafter referred to as "Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land situated in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lot No. 5 of Riverwood Terrace, second Addition, as of record in Book 3842, page 230, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Josephine Lynn Colley as Trustee of the John G. Colley Living Trust (u/a/d: August 19, 2005) by Special Warranty Deed dated July 29, 2022, from Josephine Lynn Colley as Personal Representative of the Estate of John Geist Colley and of record as Instrument No. 20220729-0086657, in the Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as 0 Cooper Lane, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, his/her successors and assigns, against the lawful claims of all persons claiming under Grantor. 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 this 21st day of January 2023.

JOHN G. COLLEY LIVING TRUST
(U/A/D: 08/19/2005)

By: Josephine Lynn Colley
Name: Josephine Lynn Colley
Title: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Josephine Lynn Colley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Trustee of the **John G. Colley Living Trust (u/a/d: 08/19/2005)** and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **John G. Colley Living Trust (u/a/d: 08/19/2005)**.

WITNESS my hand and seal at Nashville, Tennessee, this 21st of January 2023.

Notary Public

07/02/24
My Commission Expires

RANDLE S. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(E), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(C)(viii).}

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