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

Karen Johnson Davidson County
Batch# 974979 DEEDWARRSP
02/28/2023 11:36:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0014113

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
HAKN Trust Antonios Hatzopoulos, Trustee Elzbieta Knapik, Trustee 6025 Ashland Drive Nashville, TN 37215	Same as New Owner	144-15/38

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Ela W. Knapik and husband, Antonis Hatzopoulos, hereinafter Grantors, do transfer and convey unto Antonios Hatzopoulos and Elzbieta Knapik, Trustees of the HAKN Trust dated February 23, hereinafter Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, page 142, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Ela W. Knapik and husband, Antonis Hatzopoulos, by deed from Steven K. Bevilaqua and wife, Penny C. Bevilaqua, of record in Instrument No. 20040804-0093534, 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 including all matters appearing on the plan of record in Book 2331, page 142, said Register's Office and restrictive covenants of record in Book 2435, page 237, Book 2596, pages 123, Book 2603, page 440 and Book 3836, page 620, said Register's Office.

This is improved property known as 6025 Ashland Drive, Nashville, TN 37215.

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 have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 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 Grantor, 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 our hands on February 23, 2023.

A. Hatzopoulos

Antonis Hatzopoulos, Grantor

E. Knapik

Ela W. Knapik, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Ela W. Knapik and Antonis Hatzopoulos, 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 February 23, 2023.

Julia Alley

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
February 23, 2023.

Antonis Hatzopoulos, Grantee, Trustee

Notary Public
My Commission Expires: 2-28-2026

