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

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 984647 DEEDWARRSP
03/27/2023 08:31:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230327-0021881

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Blaine Trust Gary A. Blaine, Trustee Susan E. Blaine, Trustee 8829 Ivy Mount Lane Nolensville, TN 37135	Same as New Owner	186 04 0A 133.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Gary Blaine and Susan E. Blaine, husband and wife**, hereinafter Grantors, do transfer and convey unto **Blaine Trust** dated March 14, 2023, Gary A. Blaine and Susan E. Blaine, Trustees, 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. 426, on the Final Plat of Burkitt Place, Phase 2-B, as of record in Instrument No. 200070222-0021966, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary Blaine and Susan E. Blaine, husband and wife, by deed from Celebration Homes, LLC, of record in Instrument No. 20131105-0114843, 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 the following:

1. All matters shown on the plat of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.
3. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
5. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
6. Notice of Greenbelt assessments of record in Book 8880, Page 387, Register's Office for Davidson County, Tennessee.
7. Right of Way Easement of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.

This is improved property known as 8829 Ivy Mount Lane, Nolensville, Tennessee 37135.

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 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 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 March 14, 2023.

Gary Blaine

Gary Blaine, Grantor

Susan E. Blaine

Susan E. Blaine, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Gary Blaine and Susan E. Blaine, 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 March 14, 2023.

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 March 14, 2023.

Gary A. Blaine, Trustee, Grantee

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY