This instrument prepared by:
Joel R. Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 998391 DEEDWARRSP
05/02/2023 08 45 37 AM 3 pgs
Fees $17 00 Taxes $0 00
20230502-0032257

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Troy W. Stackhouse Lindsey D. Stackhouse 920 Lawrence Ave. Nashville, TN 37204	Same as New Owner	105-13-0-296.01

TRUSTEE'S SPECIAL WARRANTY DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Troy W. Stackhouse and Lindsey D. Stackhouse, Trustees of the Troy & Kline Stackhouse Trust** dated July 28, 2021, hereinafter Grantors, transfer and convey unto **Troy W. Stackhouse and wife, Lindsey D. Stackhouse,** hereinafter Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the East 50 feet of the West 100 feet of Lot No. 86, on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Lawrence Avenue, 50 feet East from the Southwest corner of Lot No. 86; running thence Northerly 166 feet more or less to the Southerly margin of an alley; thence with the margin of said alley, Easterly 50 feet to a point; thence Southerly 167 feet more or less to the North margin of Lawrence Avenue; thence with the margin of the same, Westerly 50 feet to the beginning.

Being the same property conveyed to Troy W. Stackhouse and Lindsey D. Stackhouse, Trustees of the Troy & Kline Stackhouse Trust, by deed from Troy Stackhouse and wife, Lindsey Stackhouse, of record in Instrument No. 20210811-0108069, 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. No new survey was prepared for this transaction.

This conveyance is made subject to taxes for the current year and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 920 Lawrence Avenue, Nashville Tennessee.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their heirs, successors and assigns in fee simple forever. By executing and delivering this deed, Grantors releases their right to recover the property conveyed if the Trust hereafter becomes insolvent.

Grantors, as Trustees, 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 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 our hands on May 1, 2023.

Troy W. Stackhouse, Trustee, Grantor
Troy & Kline Stackhouse Trust

Lindsey D. Stackhouse, Trustee, Grantor
Troy & Kline Stackhouse Trust

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Troy W. Stackhouse and Lindsey D. Stackhouse, Trustees, with whom I am personally acquainted and who upon oath acknowledged they are the Trustees of the Troy & Kline Stackhouse Trust and they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 1, 2023.

Ryan Stringfellow
Notary Public
My Commission Expires: 5/9/26

RYAN N STRINGFELLOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $0.00. This conveyance is made by the trustees of a revocable living trust to implement the distribution of the real property to the trust beneficiaries.

Subscribed and sworn to before me on
May 1, 2023.

Troy W. Stackhouse, Trustee, as Grantee

Ryan Stringfellow
Notary Public
My Commission Expires: 5/9/26

RYAN N STRINGFELLOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON