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

Karen Johnson Davidson County
Batch# 1015368 DEEDWARRSP
06/15/2023 08:07:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230615-0045506

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Amy C. Childress 601 Old Hickory Blvd #51 Brentwood TN 37027	Same as New Owner	171-03-0B-247.00

TRUSTEE'S SPECIAL WARRANTY DEED

Whereas, **Harold Cocke Trust** was established as a revocable living trust under an agreement dated October 25, 2001; and, whereas, William Harold Cocke was appointed to serve as trustee of Harold Cocke Trust; and, whereas, William Harold Cocke died on March 6, 2002; and whereas, Susan T. Miller, who is the same person as Susan T. Cocke, is the current Trustee of Harold Cocke Trust for the benefit of Amy C. Childress, who is the same person as Amy Leigh Cocke; and,

Whereas, Susan T. Miller, as Trustee, and Amy C. Childress and William A. Childress, as the qualified beneficiaries of Harold Cocke Trust, entered into an agreement acknowledging the purposes of the trust have been fulfilled and the assets of the Trust should be distributed to Amy C. Childress, as the residuary beneficiary of Harold Cock Trust; therefore:

For good and valuable consideration, **Susan T. Miller, as Trustee of Harold Cocke Trust** dated October 25, 2001, as amended, hereinafter Grantor, does hereby transfer and convey with fiduciary covenants unto **Amy C. Childress, a married woman**, hereinafter Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 9, on the Plan of Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, page 957, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to William Harold Cocke, as Trustee of Harold Cocke Trust by deed from William Harold Cocke, an unmarried man, of record in Instrument No. 20011103-0120188, 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 601 Old Hickory Boulevard Unit 51, Brentwood, Tennessee.

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

Grantor, as Trustee, covenants with Grantee that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has 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 Grantor does now and will forever warrant and defend the title to the herein described real property to Grantee, her heirs, 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 my hand on May 23, 2023.

Susan T. Miller

Susan T. Miller, Trustee
Harold Cocke Trust, Grantor

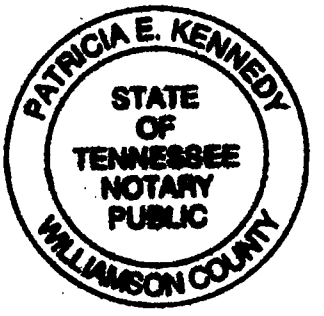
State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Susan T. Miller, Trustee, with whom I am personally acquainted and who upon oath acknowledged she is the Trustee of Harold Cocke Trust and she executed the within and foregoing document in the capacity and for the purposes therein contained.

Witness my hand and official seal this on May 23, 2023.

Patricia E. Kennedy

Notary Public
My Commission Expires: 1/31/26



State of Tennessee
County of Williamson

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

Amy Cocke Childress

Amy C. Childress, Grantee

Subscribed and sworn to before me on
May 23, 2023.

Patricia E. Kennedy

Notary Public
My Commission Expires: 1/31/26

