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

Karen Johnson Davidson County
Batch# 1021850 DEEDWARRSP
07/03/2023 09:21:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230703-0050530

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Amy Frances Trust P O Box 158058 Nashville, TN 37215	Same as New Owner	117-08-0B-004.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Amy F. Stroup, unmarried**, hereinafter Grantor, does transfer and convey unto **Amy Frances Trust** dated June 6, 2023, Amy F. Stroup, Trustee, hereinafter Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 4, Stokeswood Condominiums, as shown on plat of record in Plat Book 6200, Page 438, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular property description.
>
> Being the same property conveyed to Amy F. Stroup, unmarried by deed from Jerry Jennings and wife, Nancy W. Jennings of record in Instrument No. 20140715-0062436, 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 (a) real property taxes for the current year, (b) all matters appearing on the plan of record in Plat Book 6200, Pages 17, 155 and 438 and Plat Book 6250, Page 845, Register's Office for Davidson County, Tennessee, (c) restrictive covenants of record in Book 6441, Page 577, as amended by instruments of record in Book 6453, Page 620 and Book 6923, Page 777, Register's Office for Davidson County, Tennessee, (d) Charter of record in Book 6470, Page 149, Register's Office for Davidson County, Tennessee, and (e) all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 3410 Richards Street, Nashville, Tennessee 37215.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, her successors and assigns in fee simple forever.

Grantor 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 successors and assigns against all persons claiming the same from, through or under Grantor, but not further or otherwise.

Grantee, as Trustee, has 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.

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 June 6, 2023.

Amy F. Stroup, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Amy F. Stroup, with whom I am personally acquainted and who upon oath acknowledged she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 6, 2023.

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
June6, 2023.

Amy F. Stroup, Trustee, Grantee

Notary Public
My Commission Expires: 3.7.2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY