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

Karen Johnson Davidson County
Batch# 1021869 DEEDWARRSP
07/03/2023 09:46:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230703-0050566

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
MMH Trust 5024 Montclair Drive Nashville, TN 37215	Same as New Owner	146-12-0-064.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Mary M. Hooper, unmarried**, hereinafter Grantor, does transfer and convey unto MMH **Trust** dated June 26, 2023, hereinafter Grantee, its trustees, 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. 473 on the Plan of Crieve Hall Estates, Section Six, as of record in Plat Book 2331, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Mary M. Hooper, unmarried by deed from Jordan Hooper, unmarried, of record in Instrument No. 20141021-0097028, 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, (c) restrictive covenants of record, and (d) all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 5042 Montclair Drive, Nashville, Tennessee 37211.

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

Grantor covenants with Grantee and Grantee's trustee 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, its trustees, successors and assigns against all persons claiming the same from, through or under Grantor, but not further or otherwise.

Grantee, by its 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 26, 2023.

Mary M. Hooper

Mary M. Hooper, Grantor

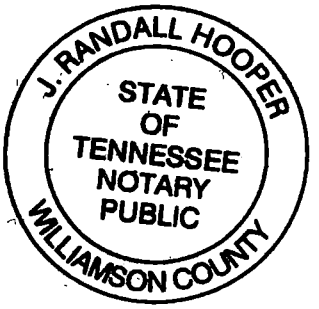
State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, **Mary M. Hooper**, 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 26, 2023.

J. Randall Hooper

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 Grantor.

Subscribed and sworn to before me on June 26, 2023.

Joel R. Hooper, Agent for Grantee

Notary Public
My Commission Expires: 3/9/27

LACEY ALATRAQCHE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027