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

Karen Johnson Davidson County
Batch# 1044140 DEEDWARRSP
08/30/2023 08 14 28 AM 3 pgs
Fees $17 00 Taxes $0 00
20230830-0067819

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Joyce H. Kennedy 5616 Kristin Lane Brentwood, TN 37027	Same as New Owner	161-09-0-140.00

TRUSTEE'S SPECIAL WARRANTY DEED

Whereas, George Kennedy, Jr. Family Trust was established under the Last Will and Testament of George F. Kennedy, Jr., which was admitted to probate on April 27, 2023 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P688; and, whereas, Caryl Lauren Kennedy Brower was appointed to serve as trustee of the George Kennedy, Jr. Family Trust; and

Whereas, the material purposes of George Kennedy, Jr. Family Trust have been fulfilled; and, whereas the Trustee and qualified beneficiaries by nonjudicial settlement agreement have agreed to terminate George Kennedy, Jr. Family Trust and distribute the remaining trust estate to Joyce H. Kennedy, as the current beneficiary of the George Kennedy, Jr. Family Trust; therefore:

For good and valuable consideration, **Caryl Lauren Kennedy Brower, as Trustee of the George Kennedy, Jr. Family Trust**, hereinafter Grantor, does hereby transfer and convey with fiduciary covenants unto Joyce H Kennedy, an unmarried widow, hereinafter Grantee, her heirs, successors, and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot number 55B on the plan of the revised zone lot division of Lots number 54, 55, 57, 58, 60, 63, 64, 65 and 66 of Brentwood Meadows, Section 3, as of record in Book 6250, Page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Caryl Lauren Kennedy Brower, Trustee of the George Kennedy, Jr. Family Trust, by deed from Joyce H. Kennedy, Personal Representative of the Estate of George F. Kennedy, Jr., of record in Instrument No. 20230720-0055858, 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, covenants, conditions, restrictions, liens, encumbrances, and other matters of record.

This is improved property known as 5510 Thalman Drive, Brentwood, Tennessee 37027.

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, successors 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 July 14, 2023.

Caryl Brower

Caryl Lauren Kennedy Brower, Trustee
George Kennedy, Jr. Family Trust, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Caryl Lauren Kennedy Brower, Trustee, with whom I am personally acquainted and who upon oath acknowledged she is the Trustee of the George Kennedy, Jr. Family 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 July 14, 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. This conveyance is made by the trustee of a testamentary trust to implement a distribution to a trust beneficiary.

Joyce H. Kennedy, Grantee

Subscribed and sworn to before me on July 14, 2023.

Notary Public
My Commission Expires 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY