Karen Johnson
Batch # 1090929
01/12/2024 08:21:25 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARRSP
2 pgs
20240112-0002611

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

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Donald R. Coomer Trust 5604 Highland Way Nashville, TN 37211	Same as New Owner	161-00-0-158.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Donald R. Coomer, a widower**, hereinafter Grantor, does transfer and convey unto **Donald R. Coomer Trust** dated January9, 2024, hereinafter Grantee, its trustees, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of The Highlands, Section II, as of record in book 4955, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald R. Coomer and wife, Sue R. Coomer, by deed from Medlin Building Industries, Inc. of record in Book 5230, page 709, Register's Office for Davidson County, Tennessee. Sue R. Coomer died on November 8, 2022. At her death, the property passed Donald R. Coomer as the surviving tenant by the entirety.

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 covenants, conditions, restrictions, easements, liens, encumbrances and other matters of record.

This is improved property known as 5604 Highland Way, 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 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, 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. Where used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on January 9, 2024.

Donald R. Coomer, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Donald R. Coomer with whom I am personally acquainted and who upon oath acknowledged he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on January 9, 2024.

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 January 9, 2024.

Donald R. Coomer, Trustee, Grantee

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY