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

Karen Johnson
Batch # 1098174
02/06/2024 08:14:58 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20240206-0008141

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
NGC 891 Trust 600 Russell Street Nashville, TN 37206	Same as New Owner	082-16-0-121.00

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **John Mark Manner and Anne C. Manner, husband and wife**, hereinafter Grantors, do transfer and convey unto **NGC 891 Trust** dated January 10, 2024, hereinafter Grantee, its trustees, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being Lot No. 61, on the Plan of Henry Blood's Addition to Edgefield, of record in Plat Book 21, Page 5, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 61 fronts 53 feet on the southerly margin of Russell Street, fronts 170 feet on the easterly margin of South 6th Street and runs back 170 feet on the east line and 53 feet on the south line to a point of intersection.

Being the same property conveyed to John Mark Manner and Anne C. Manner, husband and wife, by deed from Betty Adams Green and husband, Jimmy S. Wooten of record in Instrument No. 20130430-0043021, 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 conditions, covenants, restrictions, easements, liens, encumbrances and other matters of record.

This is improved property known as 600 Russell Street, Nashville, Tennessee 37206.

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.

Grantee, by its Trustees, 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. The property and its proceeds are classified as community property during marriage. Tennessee Code Annotated § 35-17-105 applies to the property and its proceeds.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have 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 Grantors do 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.

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 January 10, 2024.

John Mark Manner, Grantor

Anne C. Manner, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, John Mark Manner and Anne C. Manner, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on January 10, 2024.

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

