This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1107376 DEEDWARRSP
03/05/2024 08:05:30 AM 5 pgs
Fees: $28.00 Taxes: $9,342.50
20240305-0015071

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Anne McCraw and Rhett McCraw	Same as New owner	
213 Lynnwood Terrace	Same as New owner	116-07-0-021.00
Nashville, TN 37205		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Truxton Trust Company and Ralph Z. Levy, Jr., Co-Trustees of the Fred M. and Martha U. Goldner Community Property Trust, dated June 19, 2019** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Rhett F. McCraw and Anne McCraw, husband and wife,** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17, part of a closed court and part of Derby Street, now closed, on the plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Plat Book 421, Page 45, Register's Office for Davidson County, Tennessee, described according to a survey made by Barge, Waggoner & Sumner, Inc., March 27, 1967, as follows:

Beginning in the westerly margin of Lynwood Terrace at the northeasterly corner of the property conveyed to Pattie French Byrn by deed of record in Book 3710, Page 639, said Register's Office; thence south 49 degrees 28' west 268.2 feet to an iron pin; thence north 26 degrees 55' west 225.2 feet to an iron pin; thence north 56 degrees 50' east 279.1 feet to the westerly margin of Lynwood Terrace; thence with the westerly margin of said Terrace around a curve which has a radius of 328.00 feet southeasterly 196.07 feet to the beginning.

Being the same property conveyed to Fred Goldner, Jr., and wife, Martha Goldner by Warranty Deed from Boris J. Brooks, Louis H. Brooks, Jr., Joseph D. Brooks, Natalie E. Strauch, Louise A. Katzman and Elsie Virginia Kornman, the only heirs-at-law of Rachel Brooks, deceased, dated April 4, 1967, recorded May 5, 1967, in Book 4128, Page 468, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Fred Goldner Jr. and wife, Martha Goldner, each a 1/2 interest, as tenants in common and not as tenants by the entirety by Quitclaim Deed from Fred Goldner Jr. and wife, Martha Goldner, dated October 26, 1993, recorded December 28, 1993 in Book 9199, Page 866, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred Goldner, Martha U. Goldner and Truxton Trust Company, Trustees of the Fred M. and Martha U. Goldner Community Property Trust by Quitclaim Deed from Fred Goldner Jr. and wife, Martha Goldner, dated July 25, 2019, recorded July 26, 2019, in Instrument No. 20190726-0073934, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **213 Lynnwood Terrace, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 1 day of March, 2024.

The Fred M. and Martha U. Goldner Community Property Trust, dated June 19, 2019

Truxton Trust Company
Its: Co-Trustee

By: _____ CTFA Authorized Agent
Susan R. Ney, CTFA
Its: Authorized Agent

By: _____
Ralph Z. Levy, Jr.
Its: Co-Trustee

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Susan R. Ney, CTFA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Agent of The Fred M. and Martha U. Goldner Community Property Trust dated June 19, 2019, the within named bargainor, and that she as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of Susan R. Ney, CTFA, as Authorized Agent.

Witness my hand and official seal at office this 1 day of March, 2024.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Nov 8, 2027

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Ralph Z. Levy, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Co-Trustee of The Fred M. and Martha U. Goldner Community Property Trust dated June 19, 2019, the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purpose therein contained by personally signing the name of Ralph Z. Levy, Jr., as Co-Trustee.

Witness my hand and official seal at office this 1 day of March, 2024.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Nov 8, 2027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,525,000.00.

Holly Ray
Affiant

Subscribed and sworn to before me this 1 day of March, 2024.

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

NOTARY PUBLIC
My Commission Expires: _____

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, a lien not yet due and payable.

2. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

3. Subject to all matters shown on the Plan of record in Plat Book 421, Page 45, Register's Office for Davidson County, Tennessee.

4. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

5. Subject to all matters as shown on survey made by Barge, Waggoner & Sumner, Inc., March 27, 1967. NOTE: A copy of said survey has not been provided to or reviewed by our office.

Certificate of Authenticity

I, Holly Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/1/2024.

Date

Holly Ray

Affiant Signature

3/01/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of March, 2024.

CM Lowery

Notary's Signature

My Commission Expires: 1/6/25

Date

Notary's Seal (if on paper)

