Karen Johnson Davidson County
Batch# 1118403 DEEDWARR
04/03/2024 03:02:30 PM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20240403-0023630

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $650,000.00. Karen Howard **Affiant** Subscribed and sworn to before me, this 3rd day of April, 2024. DONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY Notary Public My Commission Expires: 10/17/2027

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Roderick C. Hofer, Jr. and Molly Magee, Trustees of the Hofer Magee Family Trust dated March 26, 2019 6666 Brookmont Terrace Unit #207 Nashville, TN 37215	NEW OWNER	129-14-0A-012.00 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EQUITABLE TRUST COMPANY, AS SUCCESSOR**

TRUSTEE OF THE MARY ELIZABETH NELSON REVOCABLE TRUST, AS AMENDED AND RESTATED UNDER AGREEMENT DATED OCTOBER 4, 2019, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RODERICK C. HOFER, JR. AND MOLLY MAGEE, TRUSTEES OF THE HOFER MAGEE FAMILY TRUST DATED MARCH 26, 2019**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 207 on the Plan of Wessex Towers Condominium Apartments of record in Book 5200, Pages 142 & 143, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wessex Towers Condominium, a horizontal property regime established by Master Deed of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, and Instrument No. 20080624-0065008, said Register's Office.
>
> Being the same property conveyed to Mary Elizabeth Nelson, by deed from Lee Ann Merrick, Co-Executor and Co-Trustee and Amy Ceil Leonard, Co-Executor and Co-Trustee under the Last Will and Testament of Ann Cook Calhoun, of record in Instrument No. 20171201-0122926, dated November 30, 2017, said Register's Office.
>
> Further being the same property conveyed to Equitable Trust Company, as Trustee of the Mary Elizabeth Nelson Revocable Trust, as amended and restated under agreement dated October 4, 2019, by deed from Mary Elizabeth Nelson, of record in Instrument No. 20200519-0051718, dated May 12, 2020, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in a Master Deed of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777 and Instrument No. 20080624-0065008, Register's Office for Davidson County, Tennessee.

   Appointment of Successor Trustee of record in Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee.

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3. By-Laws amended in Instrument of record in Instrument No. 20011127-0129399, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Plat Book 5200, pages 142 and 143, Register's Office for Davidson County, Tennessee.

5. Grant of Easement of record in Instrument No. 20171127-0120861, Register's Office for Davidson County, Tennessee.

6. Memorandum of Building and Rooftop Lease Agreement of record in Instrument No. 20151006-0101536, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6666 Brookmont Terrace, Unit #207, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature Page to Follow}

WITNESS my hand this 3rd day of April, 2024.

EQUITABLE TRUST COMPANY, AS SUCCESSOR TRUSTEE OF THE MARY ELIZABETH NELSON REVOCABLE TRUST, AS AMENDED AND RESTATED UNDER AGREEMENT DATED OCTOBER 4, 2019

BY: _____
Hunter Mobley, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER MOBLEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the VICE PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of April, 2024.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9 2026

True Copy Certification

I, Wesley D. Turner, 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 April 3, 2024.

Affiant Signature

Date: April 3, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

