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

Karen Johnson Davidson County
Batch # 1133818 DEEDWARRSP
05/13/2024 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240513-0034797

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Monica Shacklett Trust 105 Rosalee Court La Vergne, TN 37086	Same as New Owner	105 16 0 070.00

SPECIAL WARRANTY DEED TO TRUST

For good and valuable consideration, receipt of which is hereby acknowledged, **Monica L. Shacklett**, a single woman, who is the same person as Monica L. Schacklett, hereinafter Grantor, does transfer and convey unto **Monica Shacklett Trust** dated May 8, 2024, hereinafter Grantee, its trustees, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot Nos. 141 and 142 on the Map of Corinne Place as of record in Book 332, page 1, of the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 141 and 142 front 50 feet each of the easterly side of Avenue and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Monica L. Shacklett by deed from Robert S. Shacklett, of record in Instrument No. 20180917-0091821, 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 2209 Dunn Avenue, 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.

Grantee, by its Trustee, 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.

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.

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 May 8, 2024.

Monica Shacklett

Monica L. Shacklett, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Monica L. Shacklett, with whom I am personally acquainted and who upon oath acknowledged she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 8, 2024.

Patricia E. Kennedy

Notary Public
My Commission Expires: 1/31/2026



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.

Monica Shacklett
Monica L. Shacklett, Trustee, Grantee

Subscribed and sworn to before me on
May 8, 2024.

Patricia E. Kennedy
Notary Public
My Commission Expires: 1/31/2026

