This Instrument Prepared By:
Baxter Estate Law, LLC
PMB 119
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Franklin, TN 37069
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After recording, return to preparer

Karen Johnson
Batch # 1143215
06/05/2024 08:05:40 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20240605-0041841

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Alexandra T. Herron, Trustee of the Alexandra T. Herron Living Trust UTD April 17, 2024, and any amendments thereto 3610A General Bate Drive Nashville, TN 37204	New Owner	118 13 2A 001.00

[Note: This transfer is exempt from transfer tax pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi). Accordingly, pursuant to T.C.A. § 67-4-409 (a)(1)(E), no oath of value shall be required.]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.

Alexandra T Herron
Affiant, ALEXANDRA T. HERRON

Sworn to and subscribed before me this 17th day of April, 2024.

Laura Barfield Baxter
Notary Public
My Commission Expires: 6-14-2026

LAURA BARFIELD BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2026

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 which is hereby acknowledged, **ALEXANDRA T. HERRON,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto, **ALEXANDRA T. HERRON, TRUSTEE of the ALEXANDRA T. HERRON LIVING TRUST UTD April 17, 2024, and any amendments thereto,** hereinafter called the GRANTEE, its successors and assigns, all of the Grantor's interest in the following tract or parcel of land situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 of 3610 General Bate Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3610 General Bate Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170505-0044647, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3610 General Bate Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170505-0044647, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING, in fact, the same interest in said property conveyed to Alexandra T. Herron, dated August 24, 2021, by Warranty Deed from Improve Nashville, LLC, recorded in the Davidson County Register's Office in Deed Book 20210825, at page 0114539.

Said property is commonly referred to as 3610A General Bate Drive, Nashville, TN 37204

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS my hand this 17th day of April, 2024.

GRANTOR:

Alexandra T Herron

ALEXANDRA T. HERRON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

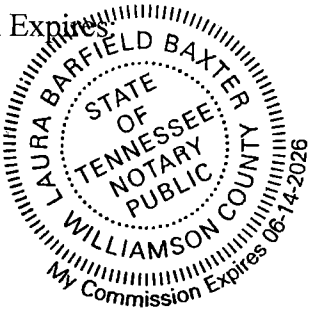
Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Alexandra T. Herron, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 17th day of April, 2024.

Laura Barfield Baxter

Notary Public

My Commission Expires:



THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERNCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION.