This instrument prepared by:
Bradley Arant Boult Cummings, LLP (WWD)
1221 Broadway
Suite 2400
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1175033 DEEDWARRSP
08/28/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240828-0066146

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
c/o Woods and Katherine Drinkwater 2308B Brittany Drive Nashville, TN 37206	Renasant Bank 2001 Park Place N., Suite 650 Birmingham, AL 35203	Parcel ID No. 083-11-0E-002.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **KATHERINE DRINKWATER AND WILLIAM WOODS DRINKWATER,** wife and husband (the "Grantors") as tenants by the entirety, do hereby transfer and convey to the **DRINKWATER JOINT REVOCABLE TRUST, WILLIAM WOODS DRINKWATER & KATHERINE ELIZABETH DRINKWATER, CO-TRUSTEES, DATED 11/30/22** (the "Grantee") as tenants by the entirety, any and all interest owned by us in and to that certain real estate located in Nashville, Davidson County, Tennessee, being more particularly described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property, known as 2308B Brittany Drive, Nashville, Tennessee 37206.

This instrument of conveyance is governed by Tennessee Code Section 35-15-510, which is intended to preserve the immunity from claims of separate creditors of one for property held as tenants by the entirety.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors, heirs, and assigns, forever. The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Ad valorem taxes for the current year and thereafter.

2. All matters of record.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, ~~for this~~ transfer is ~~$0.00~~.

Affiant

Subscribed and sworn to before me this 16th day of August, 2024

Notary Public
My Commission Expires: 3-9-27

CHRISTINA GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

IN WITNESS WHEREOF, the Grantors have executed this Deed this 16th day of August, 2024.

GRANTORS:

KATHERINE DRINKWATER

WILLIAM WOODS DRINKWATER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned authority of the State and County aforesaid, personally appeared Katherine Drinkwater, 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 within named bargainor, and that she executed the within instrument for the purposes therein contained by signing here name thereto.

WITNESS MY HAND and official seal at office on the 16th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 3-9-27

CHRISTINA GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned authority of the State and County aforesaid, personally appeared William Woods Drinkwater, 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 within named bargainor, and that he executed the within instrument for the purposes therein contained by signing here name thereto.

WITNESS MY HAND and official seal at office on the 16th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 3-9-27

CHRISTINA GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. B on the plan of 2308 Brittany Drive, a Planned Unit Development (with Private Elements), filed as Exhibit to, and established by, Declarations of Covenants, Conditions, and Restrictions of record in Instrument #20170810-0081990, amended in Instrument #20180627-0062216, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Drinkwater and William Woods Drinkwater, wife and husband, from Paul Fly and wife, Ashley Fly, by Warranty Deed dated July 17, 2020 and recorded as Instrument No. 20200721-0079677, Register's Office for Davidson County. The above parcel being the same property conveyed to the undersigned by warranty deed of record in Record Book 179, Page 740, said Register's Office.

Certificate of Authenticity

I, StephanieG Covington 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 August 16, 2024.

Date

StephanieG Covington

Affiant Signature

August 28, 2024

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of August, 20____.

Jennifer L. Thomas

Notary's Signature

My Commission Expires: 3-9-2027

Date

Notary's Seal (if on paper)

JENNIFER L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027