Karen Johnson
Batch # 1253235
03/28/2025 08 18 44 AM
Fees $17 00 Taxes $0 00
Davidson County
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This document prepared by
(and after recording return to):

Nina Whitehurst, Esq.
CUMBERLAND LEGACY LAW
330 Ridgeline Drive
Crossville, TN 38571
Phone: 931-250-8585

MAIL TAX STATEMENTS TO
NEW OWNER:

H. Scott Howard,
Trustee of the H. Scott Howard Trust
8351 Hwy 127 North
Crossville, TN 38571

Map/Parcel: 093-11-0C-009.00 Space above this line for register of deeds use

SPECIAL WARRANTY DEED

Scott Howard, an unmarried man, for himself and his heirs and assigns, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto H. Scott Howard, Trustee of the H. Scott Howard Trust dated March 24, 2025, and any amendments thereto, hereinafter referred to as "Grantee", the following lands and property located in Davidson County, Tennessee, together with all improvements located thereon, to-wit:

> Unit No. 9 on the Plan of Rutledge House Condominiums of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> MORE COMMONLY KNOWN AS: 604 2nd Ave S., Nashville, TN 37210
>
> REFERENCE is made for prior title to Warranty Deed recorded in Batch #2827, as Instrument #20170920-0096401 in the Register's Office of Davidson County, Tennessee.

Grantor and Grantee acknowledge that this deed was prepared from information furnished by them. No title examination has been made and Nina Whitehurst and Cumberland Legacy Law, attorneys, shall not be liable for the status of title to the property or the accuracy of such information. This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of this

instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

TO HAVE AND TO HOLD the above described property to the Grantee herein, his heirs, successors and assigns, in fee simple, forever.

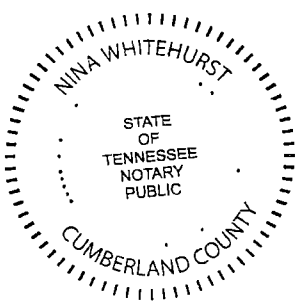
I covenant with the Grantee herein that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; and that I will forever warrant and defend the title against the claims of any and all persons claiming under me but not otherwise.

WITNESS Grantor's hand this the 24th day of March, 2025.

Scott Howard

STATE OF TENNESSEE)
) ss.
COUNTY OF CUMBERLAND)

On this 24th day of March, 2025, before me, Nina Whitehurst, a Notary Public, personally appeared Scott Howard, who proved on the basis of satisfactory evidence to be the person described in this instrument, and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free acts and deed.



Nina Whitehurst, Notary Public
My Commission Expires: December 6, 2025

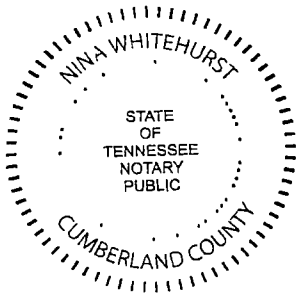
AFFIDAVIT OF CONSIDERATION

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409(a)(1)(C)(vi).

H. Scott Howard, Trustee of the H. Scott Howard Trust dated March 24, 2025

STATE OF TENNESSEE)
) ss.
COUNTY OF CUMBERLAND)

Subscribed and sworn to before me this 24th day of March, 2025 by H. Scott Howard, as Trustee of the H. Scott Howard Trust dated March 24, 2025.



Nina Whitehurst, Notary Public
My Commission Expires: December 6, 2025