Karen Johnson
Batch # 1269075
05/06/2025 08 20 59 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARRSP
3 pgs
20250506-0035043

This instrument prepared by:
Joel R. Hooper
Legacy Law Group, PLLC
215 Centerview Drive, Suite 140
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Cynthia Ezell Trust 5335 Anchorage Drive Nashville, TN 37220	Same as New Owner	160 03 0 078.00

SPECIAL WARRANTY DEED TO TRUST

For good and valuable consideration, receipt of which is hereby acknowledged, **Cynthia Y. Ezell**, unmarried, hereinafter Grantor, does transfer and convey unto **Cynthia Ezell Trust**, dated December 29, 2005, hereinafter Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 298 in Haileywood Estates, Section 8-A, as of record in Book 2854, Page 82, Register's office for said county.
>
> Said Lot No. 298 fronts 149 feet on the northeasterly side of Anchorage Drive and extends back 258.7 feet on the northwesterly line and 264.1 feet on the southeasterly line to a line in the rear on which it measures 22.5 feet.
>
> Being the same property conveyed to Cynthia Y. Ezell by deed from Cynthia Y. Ezell, as Trustee of the Ruth Yankee Trust dated July 7, 1999, of record in Instrument No. 20210211-019778, 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, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 5335 Anchorage Drive, Nashville, Tennessee 37220.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, its 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 April 30, 2025.

Cynthia Y. Ezell, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Cynthia Y. Ezell, 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 April 30, 2025.

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

Subscribed and sworn to before me on
April 30, 2025.

Cynthia Y. Ezell, Trustee

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY