SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This Instrument Prepared By:
Seth Connell, Esq.
Connell Law, PLLC
107 W. Lytle St., Suite C
Murfreesboro, TN 37130

This transfer is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi). I swear or affirm that the actual consideration for this transfer is $0.00.

Karen Johnson
Batch # 1331623
10/08/2025 08 50 29 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDWARRSP
2 pgs

20251008-0080214

Wenona Evone Dotson

AFFIANT

Subscribed and sworn to before me on this 4th day of October, 2025.

Notary Public

MACEY WOLDT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: March 5, 2028

Name & Address of New Owner:	Send Tax Bills To:	Map Parcel Number:
Wenona E. Dotson Living Trust 1121 Silverleaf Terrace Nashville, Tennessee 37221	Wenona Dotson Address Same	141150C00900CO

Know all men that **Wenona Evone Dotson (a single woman)**, Grantor, grants, transfers, and conveys to the **Wenona E. Dotson Living Trust** (a revocable living trust dated October 4, 2025), Grantee, its heirs, successors, and assigns, her entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Phase "8" Rolling River Estates of record on Plat Book 5800, page 148, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 1121 Silverleaf Terrace, Nashville, Tennessee 37221

Being the same property conveyed to **Johnnie G. Dotson and Wenona Dotson (a married couple, with Johnnie G. Dotson having died on July 19, 2019 and Wenona Dotson being the survivor)** by **Jane Knapp Walling** by Warranty Deed dated June 4, 2001, recorded with the Davidson County Register's Office on June 11, 2001 in Instrument # 20010611-0061218.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants 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. Grantor further covenants and binds herself, her heirs, successors, and representatives, to warrant and forever defend the title to said land to the Grantee, its successors, and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

This instrument was prepared without the benefit of a title search. The preparer of the deed makes no representation regarding the property description, as the description comes from the prior deed and information provided by the Grantor. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in any master deed and bylaws; and (f) all applicable government and zoning regulations.

Witness my hand this 4 day of Oct, 2025.

Wenona E. Dotson, Grantor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, Notary Public for said County and State, **Wenona Evone Dotson**, the within named bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person freely and voluntarily executed this instrument for the purposes contained.

Witness my hand and official seal at office, this 4th day of October, 2025.

Notary Public

My Commission expires: March 5, 2028

MACEY WOLDT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
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