Karen Johnson Davidson County
Batch # 1405784 DEEDWARRSP
04/15/2026 10:28:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260415-0030720

Prepared By:
WOMBLE BOND DICKINSON (US) LLP
1222 Demonbreun Street, Suite 1201
Nashville, TN 37203
(629) 312-1843

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Tammy Matthews Fessler, Trustee 1025 A Battery Lane Nashville, TN 37220	Tammy Matthews Fessler, Trustee 1025 A Battery Lane Nashville, TN 37220	131 12 4B 001.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tammy Matthews Fessler**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to **Tammy Matthews Fessler, Trustee** of the Tammy Matthews Fessler Revocable Real Property Trust under agreement dated March 30, 2026, together with all amendments, restatements and modifications thereof, said Trustee hereinafter called the GRANTEE.

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

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year 2026 and subsequent years, and subject to all other matters of record.

GRANTOR further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the 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.

Whenever 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 the execution of this Deed by the undersigned as of this 31st day of March, 2026.

(Signature on Following Page)

GRANTOR:

Tammy Matthews Fessler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tammy Matthews Fessler, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of March, 2026.

Notary Public

My Commission Expires:

03-09-2027

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(1)(C)(vi).

Affiant

Sworn to and subscribed before me this 30th day of March, 2026.

Notary Public

My Commission Expires: 03-09-2027

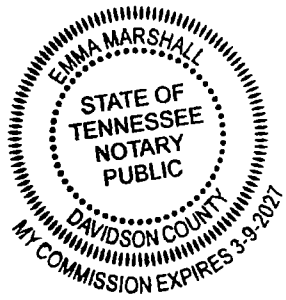


EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of HOMES AT BATTERY COVE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20160804-0080828, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Tammy Matthews Fessler by Deed dated March 30, 2026, of record as Instrument No.: 20260402-0026410, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1025 A Battery Lane, Nashville, Davidson County, Tennessee 37220.