Karen Johnson
Batch # 1477089
09/24/2026 09:27:22 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARRSP
2 pgs
20260924-0088530

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made and entered into this the 17th day of September, 2026, by and between CHARLES LEE LIGGETT, JR., Grantor, and CHARLES L. LIGGETT, JR., trustee(s) or successor trustee(s) of the CHARLES L. LIGGETT, JR., Living Trust Dated September 17, 2026, Grantee.

WITNESSETH: That, for an in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, that said Grantor does hereby specially warrant, bargain, convey, transfer and confirm unto the Grantee all of the Grantor's right, title, and interest in and to the following described real property ("Real Property") located in Davidson County, in the State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Unit No. 803 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911in said Register's Office.
>
> Being the same Real Property conveyed to the Grantor by Warranty Deed filed of record as Instrument No. 20210126-0011168, in the Register's Office of Davidson County, Tennessee.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized and possessed in fee simple of the Real Property; that the Grantor has a good right to give and convey the Real Property; that the Grantor warrants the title against all persons claiming under the Grantor; and that the Real Property is unencumbered, except for 2026 property taxes, which the Grantor assumes and agrees to pay.

The Grantor shall remain liable to the Grantee for any and all title warranties made under this Special Warranty Deed as long as the Grantee is the record owner of the Real Property. Such warranties shall include any and all warranties against any title risks covered by any title insurance policy in the name of the Grantor insuring the title of the Real Property.

At the request of the Grantor and the Grantee, this Deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this Deed is not intended as, nor constitutes, an opinion of title by the preparer.

This Deed is a transfer of real estate to a revocable living trust created by the same transferor and/or the spouse of the transferor, and therefore is exempt from recordation tax as a transfer of realty under T.C.A. § 67-4-409(a)(1)(C)(vi).

WITNESS the signature of the Grantor the day and year first above written.

Charles Lee Liggett Jr.

CHARLES LEE LIGGETT, JR.

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, CHARLES LEE LIGGETT, JR., the within-named bargainor/grantor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand this the 17th day of September, 2026.



Notary Public

Property Address: 507 Saint Jules Lane
Nashville, TN 37211

Property Owner: CHARLES L. LIGGETT, JR., trustee(s) of the Charles L. Liggett, Jr., Living Trust dated September 17, 2026
507 Saint Jules Lane
Nashville, TN 37211

Mail Tax Bills to: Charles L. Liggett, Jr.
8011 Brooks Chapel Road; Unit 2789
Brentwood, TN 37024

Parcel No.: 172-12-OD-537.00CO

Preparer: Matthew A. Rhoads
Attorney at Law
Douglass & Runger, PLLC
2865 Summer Oaks Drive
Bartlett, TN 38134