This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

FROM: **BETTYE LORRAINE WARNER VENABLE, Executrix for the ESTATE JAMES MICHAEL WARNER, SR.**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **JAMES MICHAEL WARNER, JR., TERRI ANN WARNER SHARPE, BETTYE LORRAINE WARNER VENABLE, AND ANDREW DEVINE WARNER**

ADDRESS NEW OWNER:
Bettye Lorraine Warner Venable, et al
c/o 2922 McCampbell Avenue
Nashville, TN 37214

SEND TAX BILLS:
LOUNETTE FANN WARNER
2707 Priest Lake Drive
Nashville, TN 37217

MORTGAGEE:
NONE

MAP & PARCEL:
149-4 14

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Bettye Lorraine Warner Venable, Executrix for the Estate of James Michael Warner, Sr. (DOD 01/23/2016-- see Davidson County Probate Court, No. 16P1653), have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BILL GARRETT, Davidson County
Trans:T20170078225 DEEDQC
Recvd: 09/07/17 08:44 4 pgs
Fees:27.00 Taxes:0.00
20170907-0091837

Being Lot No. 207 on the Plan of Edge O Lake Estates, Section I, as of record in Book 3600, page 43, Register's Office for said County.

Said Lot No. 207 fronts 91.90 feet on the westerly side of Priest Lake Drive and runs back between lines, 145.88 feet on the northerly lines and 148.23 feet on the southerly line to a dead line in the rear on which it measures 74.94 feet.

Being the same property conveyed to James M. Warner and wife, Margaret Warner by deed from Young & Donnell, Inc., a Tennessee corporation, of record in Book 3868, page 298, Register's Office for Davidson County, Tennessee. Margaret Warner having since died on March 24, 1981, in Davidson County, Tennessee.

This is improved real property located and known as **2707 Priest Lake Drive, Nashville, Davidson County, Tennessee 37217.**

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above and, pursuant to the Last Will and Testament of James Michael Warner, Sr., and pursuant to the Antenuptial Agreement dated April 12, 2003, do hereby quitclaim and convey a life estate in said property to **LOUNETTE FANN WARNER,** until her death or voluntary removal therefrom, and a remainder interest in said real property equally to **JAMES MICHAEL WARNER, JR., TERRI ANN WARNER SHARPE, BETTYE LORRAINE WARNER VENABLE, AND ANDREW DEVINE WARNER,** their heirs and assigns, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 7th day of June, 2017.

Bettye Lorraine Warner Venable

BETTYE LORRAINE WARNER VENABLE, Executrix
Estate of JAMES MICHAEL WARNER, SR.

DAVID KENNEDY, JR., Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **BETTYE LORRAINE WARNER VENABLE, Executrix** for the **Estate of JAMES MICHAEL WARNER, SR.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 7th day of June, 2017.

Linda Schreiner
NOTARY PUBLIC

My Commission Expires: 3/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 7th day of June, 2017.

Linda Schreiner
NOTARY PUBLIC

My Commission Expires: 3/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**.

Bobbye Lorraine Warner Venable
AFFIANT

Subscribed and sworn to before me this 7th day of June, 2017.

Linda Schreer
NOTARY PUBLIC

My Commission Expires: 3/8/21