State of Tennessee
County of Davidson

DOCUMENT PREPARED BY: Dr. Jean Smith Young
9805 Parr Court
Ft. Washington, MD 20744

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Jean Smith Young
Jean Smith Young
AFFIANT

Karen Johnson Davidson County
Batch# 330737 DEEDWARR
12/17/2019 08:56:38 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191217-0129906

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY of Sept., 2018.

ZSARMAINE A RODRIGUEZ
NOTARY PUBLIC - MARYLAND
PRINCE GEORGE'S COUNTY
MY COMMISSION EXPIRES
JANUARY 05, 2020

Zsarmaine A. Rodriguez
Notary Public

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
MALAIKA T. SMITH, Trustee 12317 Thompson Road Bowie, Maryland 20720	MALAIKA T. SMITH, Trustee 12317 Thompson Road Bowie, Maryland 20720	107-13-20

FOR NO CONSIDERATION and for estate planning purposes only, JEAN SMITH YOUNG, an unmarried person (the "Grantor"), does by these presents transfer and convey unto MALAIKA T. SMITH, and/or her successor or substitute Trustee(s) at any time hereafter named or designated, TRUSTEE OF THE JDW TRUST (the "Grantee") that certain lot or parcel of land situate in the **County of Davidson and State of Tennessee,** having an address of 1127 Harold Drive, Nashville, Tennessee and being more particularly described as follows:

LOT No. 6 on the Plan of PATRICIA HEIGHTS, SECTION 1, as shown by Plat of Record in Plat Book 2331, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is herein made for a more complete description.

TAI

Beginning at a point in the southerly margin of Harold Drive; said point being the common corners of Lots 5 and 6; 226.2 feet to a point, the common corner of Lots 6 and 7 in said line; thence westerly with the line between Lots 6 and 7, 218 feet to a point in the easterly margin of Patricia Drive; thence northerly with said margin of said Drive, 175.8 feet to a point, the beginning of a curve; thence northeasterly around said curve with a radius of 25 feet, 41.2 feet to a point in the southerly margin of Harold Drive; thence easterly along the southerly margin of Harold Drive and with the curve thereof 144 feet to the point of beginning.

BEING the same property conveyed to JEAN SMITH YOUNG from ROBERT SAWYER GIBSON, JR. devisee of the Estate of Nancy Coleman Gibson, by Deed dated September 2, 2011, recorded in the Register's Office for Davidson County, Tennessee on September 8, 2011 in Deed Book 0069, Page 552.

TOGETHER with the buildings and improvements thereon erected, made or being and all rights and advantages thereto belonging.

Subject to all plats, easements, restrictions, and other matters of record, including but not limited to the following as shall apply:

1. Restrictions as recorded in Book 2542, Page 519, Book 6045, Page 421, Book 6067, Page 762, Book 6887, Page 605, in the Register's Office for Davidson County, Tennessee.

2. Building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, Page 130 in the Register's Office for Davidson County, Tennessee.

3. Electrical permit recorded in Book 7108, Page 429, in the Register's Office for Davidson County, Tennessee.

4. Decree as recorded in Book 8801, Page 743 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property in fee simple, upon the trusts and for the uses and purposes set forth herein and in the Trusts, including the following:

Full power and authority is hereby granted to the Trustee and her successors to protect and conserve the Property; to sell, contract to sell and grant options to purchase the Property and any right, title or interest therein on any terms; to exchange the Property or any part thereof for any other real or personal property upon any terms; to convey the Property by deed or other conveyance to any grantee,

with or without consideration; to mortgage, execute a deed of trust on, pledge or otherwise encumber the Property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the Property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in the Property or any part thereof.

No party dealing with the Trustee in relation to the Property in any manner whatsoever, and (without limiting the foregoing) no party to whom the Property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the Property, (b) to see that the terms of the Trust have been complied with, (c) to inquire into the authority, necessity or expediency of any act of Trustee, or (d) be privileged to inquire into any of the terms of the Trust Agreement creating said Trust.

Every deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder; (a) that at the time of the delivery thereof the said trust was in full force and effect; (b) that such instrument was executed in accordance with the Trust, terms and conditions thereof and of the said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her, or their predecessor in trust.

The Trustee shall have no individual liability or obligation whatsoever arising from Trustee's ownership as Trustee of the legal title to the Property, or with respect to any act done or contract entered into or indebtedness incurred by said Trustee in dealing with said Property, or in otherwise acting as Trustee, except only so far as said Property and any trust funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof.

The interest of every beneficiary under the Trust Agreement and of all persons claiming under any of them shall be only in earnings,

avails, and proceeds arising from the rental, sale or other disposition of the Property. Such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any right, title, or interest, legal or equitable, in or to the Property, as such, but only in the earnings, avails and proceeds thereof as provided in the Trust Agreement.

THE BENEFITS AND OBLIGATIONS hereunder shall inure and shall be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

GRANTOR covenants that she will warrant specially the Property hereby conveyed and that they shall execute such further assurances of the Property as may be requisite.

The 2018 taxes and any current taxes have been paid by the Grantor. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous Deed of record.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

WITNESS: **GRANTOR**:

Leslie Richards

Jean Smith Young (SEAL)
JEAN SMITH YOUNG

County of Prince Georges
State of Maryland) SS:

On this 23rd day of September, 2019, before me, the undersigned officer, personally appeared JEAN SMITH YOUNG, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, and acknowledged that she executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Zsarmaine A Rodriguez
Notary Public

ZSARMAINE A RODRIGUEZ
NOTARY PUBLIC - MARYLAND
PRINCE GEORGE'S COUNTY
MY COMMISSION EXPIRES
JANUARY 05, 2020