Karen Johnson Davidson County
Batch# 554817 DEEDWARRSP
01/15/2021 08:40:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210115-0006869

This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Jeannine Archer Classen Exempt Family Trust Wells Fargo Bank, N.A., Trustee Attn: Caroline S. Thompson, VP P.O. Box 4148, MAC G0128-021 Atlanta, GA 30302	Same as New Owner	103-12-0G-402.00

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

Whereas, Jeannine Archer Classen, who is the same person as Jeannine A. Classen, died on September 15, 2019 leaving a Last Will and Testament dated September 22, 2005, and, whereas the will was admitted to probate on December 11, 2019 in the Seventh Circuit Court, Probate Division of Davidson County, Tennessee, Docket No. 19P2140; and, whereas, Wells Fargo Bank, N.A., was duly qualified as Personal Representative; and whereas the estate is solvent; and, whereas, the time for filing creditor claims has expired and all claims filed against the estate of the decedent have been paid, released or adjudicated; and, whereas, the Bureau of TennCare estate recovery release is attached as Exhibit A; and,

Whereas, the Last Will and Testament of Jeannine Archer Classen devises the decedent's real property to the Jeannine Archer Classen Exempt Family Trust created therein and directs the real property to be administered as part of the estate subject to the control of the Personal Representative until conveyed; therefore:

Wells Fargo Bank, N.A. as Personal Representative of the Estate of Jeannine Archer Classen, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Jeannine Archer Classen, does hereby transfer and convey unto **Wells Fargo Bank, N.A., as Trustee of the Jeannine Archer Classen Exempt Family Trust** created in Jeannine Archer Classen's last will and testament dated September 22, 2005, hereinafter Grantee, its successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

UNIT 402 and the parking spaces and storage area designated and assigned to Unit 402 on the Plan of The Jacksonian 4000 Condominiums as described to Exhibit "B" to the Master Deed of The Jacksonian 4000 Condominiums of record in Instrument No.: 20020208-0017172 and amended in Instrument No.: 20020910-01019643, Instrument No. 20021104-0134916, and Instrument No.: 20021127-0147048, Register's Office for Davidson County, Tennessee to which instruments reference is made for a complete legal description.

Being the same property conveyed to Jeannine A. Classen by deed from Rochford Realty and Construction Company, a Tennessee Corporation, of record in Instrument No. 20030728-0104950, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 *et seq.* of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of The Jacksonian 4000 Condominiums, of record as aforesaid, said Register's Office and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 4000 West End Avenue, Unit 402, Nashville, Tennessee.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, its successors and assigns in fee simple forever. By executing and delivering this deed, Grantor releases Grantor's right to recover the property conveyed if the Estate hereafter becomes insolvent.

Grantor, as Personal Representative, covenants with Grantee that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantor does now and will forever warrant and defend the title to the herein described real property against all persons claiming the same from, through or under it, but not further or otherwise.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever 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 my hand this 5th day of January 2021 ~~2020~~.

Wells Fargo Bank, N.A., Personal Representative
Estate of Jeannine Archer Classen, Grantor

By Caroline S Thompson
Caroline S. Thompson, Vice President & Asset Manager

State of Georgia
County of DeKalb

Before me, the undersigned Notary Public, personally appeared Caroline S. Thompson, with whom I am personally acquainted and who upon oath acknowledged that she is the Vice President and Asset Manager of Real Estate Asset Management for the within named Personal Representative, Wells Fargo Bank, N.A., and that being duly authorized to do so, she executed the within and foregoing instrument on behalf of the within named Personal Representative in the capacity and for the purposes therein contained.

Witness my hand and official seal this 5th day of January 2021 ~~20~~.

Raychelle Johnson
Notary Public
My Commission Expires: 1.30.2024

RAYCHELLE JOHNSON
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 30, 2024

State of Georgia
County of DeKalb

The actual consideration for this transfer is $0.00. This conveyance is made by an executor to implement a testamentary devise to a beneficiary.

Caroline S Thompson
Caroline S. Thompson, VP for Grantee

Subscribed and sworn to before me this 5th day of January ~~2020~~ 2021.

Raychelle Johnson
Notary Public
My Commission Expires: 1.30.2024