THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 558456 DEEDWARR
01/21/2021 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210121-0009151

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jean Laurine Morrow 20260 West Ridge Court Castro Valley, CA 94546	Same	161-02-0-172.00

KNOW ALL MEN BY THESE PRESENTS that I, JEAN BRAINE MORROW, AS TRUSTEE OF THE JEAN BRAINE SURVIVOR'S TRUST ESTABLISHED JUNE 21, 2014 UTA THE BRAINE FAMILY TRUST DATED JULY 18, 1985, AS AMENDED IN 2007, 2011, 2012, AND 2014, hereinafter "Grantor", hereby transfers and conveys unto JEAN LAURINE MORROW, hereinafter "Grantee", her heirs, personal representatives, successors and assigns, all of Grantor's interest in that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 64, on the Plan of Section Two, McMurray Place of record in Plat Book 5200, page 440, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Jean Braine Morrow, as Trustee of the Jean Braine Survivor's Trust established June 21, 2014 uta the Braine Family Trust dated July 18, 1985, as amended in 2007, 2011, 2012, and 2014 by deed from James Laritz, unmarried, of record in Instrument No. 20150714-0068685, Register's Office for Davidson County, Tennessee.

This improved property is known as 5080 Meta Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs, personal representatives, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs, personal representatives, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 21st day of December, 2020.

GRANTOR:

Jean Braine Morrow

JEAN BRAINE MORROW, AS TRUSTEE OF THE JEAN BRAINE SURVIVOR'S TRUST ESTABLISHED JUNE 21, 2014 UTA THE BRAINE FAMILY TRUST DATED JULY 18, 1985, AS AMENDED IN 2007, 2011, 2012, AND 2014

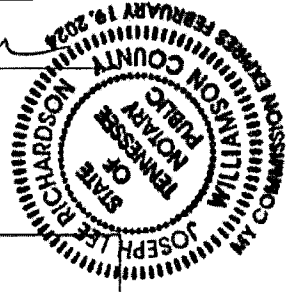
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JEAN BRAINE MORROW, AS TRUSTEE OF THE JEAN BRAINE SURVIVOR'S TRUST ESTABLISHED JUNE 21, 2014 UTA THE BRAINE FAMILY TRUST DATED JULY 18, 1985, AS AMENDED IN 2007, 2011, 2012, AND 2014, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of the The Jean Braine Survivor's Trust established June 21, 2014 uta The Braine Family Trust Dated July 18, 1985, as amended in 2007, 2011, 2012, And 2014, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and official seal at office, this 21st day of December, 2020.

Notary Public

My Commission Expires: 02/19/2024



THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jonathan R. Burns

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Jonathan R. Burns, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

7-5-21

THIS DOCUMENT WAS EXECUTED IN COMPLIANCE WITH EXECUTIVE ORDER NO. 52 BY TENNESSEE GOVERNOR BILL LEE, DATED JUNE 29, 2020.