This instrument was prepared by:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 648186 DEEDWARR
06/02/2021 01:35:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210602-0074028

TRUSTEE'S DEED

Address New Owner:	Send Tax Bill To:	Parcel ID Number:
Russell D. Ward, Jr. 4224 Brush Hill Road Nashville, TN 37216	Russell D. Ward, Jr. 4224 Brush Hill Road Nashville, TN 37216	061 04 0 145.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(3)(D), Tennessee Code Annotated.

Karen Ward Knox

Karen Ward Knox, Affiant

Sworn to and subscribed before me, this 26th day of May, 2021.

Notary Public

My Commission Expires: 7/9/22

MICHELLE E. C. HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

FOR AND IN CONSIDERATION OF the sum of One and 00/100 Dollar ($1.00), the receipt and sufficiency of which are hereby acknowledged, **Karen Ward Knox, Trustee of The Russell D. Ward, Jr. Trust**, Grantor (the "Grantor"), does hereby transfer and convey unto **Russell D. Ward, Jr.** (the "Grantee"), his successors and assigns, all of Grantor's right, title and interest in and to certain parcel of land lying and being in in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements thereto (the "Property").

The Property is conveyed subject to all matters of record in the Register's Office for Davidson County, Tennessee. The Property is improved property known as 4224 Brush Hill Road, Nashville, Tennessee 37216.

The Property is conveyed subject to all matters of record in the Register's Office for Sumner County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantee releases Grantor from all liability in connection with her role as Trustee of The Russell D. Ward, Jr. Trust and waives the requirement of any accountings in connection with the termination of said trust.

Karen Ward Knox executes this instrument in her capacity as Trustee of The Russell D. Ward, Jr. Trust, and not in her individual capacity, for the purpose of conveying any interest that said Trust may have in the Property.

Witness my hand this 26th day of May, 2021.

Karen Ward Knox

Karen Ward Knox, Trustee of
The Estate of Russell D. Ward, Jr.

STATE OF TENNESSSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen Ward Knox, a Notary Public of said County and State, the within named bargainor, Karen Ward Knox, Trustee of the Russell D. Ward, Jr. Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as Personal Representative for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 26th day of May, 2021.

Notary Public

My Commission Expires: 7/9/22

MICHELLE E. C. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Block No. 3 on the Plan of A. J. McGaughey's Haysboro Subdivision, as of record in Book 547, pages 15 and 16, Register's Office for said County.

Said Lot No. 2 fronts 100 feet on the easterly side of Brush Hill Road and runs back 285 feet on the northerly line and 292 feet on the southerly line to the westerly margin of Haysboro Drive, measuring 100 feet thereon.

BEING the same property conveyed to Karen Ward Knox, Trustee of The Russell D. Ward, Jr. Trust, by deed dated the 29th day of June, 2019, from Karen Ward Knox, Personal Representative under the Will of Russell D. Ward, such deed of record as Instrument No. 20150629-0062354, Register's Office for Davidson County, Tennessee.