Karen Johnson Davidson County
Batch# 683946 DEEDWARR
07/27/2021 09:21:30 AM 12 pgs
Fees: $63.00 Taxes: $3,428.46
20210727-0100426

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $926,610.00.

Affiant

Sworn to and subscribed before me this 15th day of July, 2021.

Notary Public
My Commission Expires: 1/3/22

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared By:
Puryear, Newman & Morton, PLLC
130 Fourth Avenue South
Franklin, TN 37064
Telephone 615.790.2444

Address of Owners	Address of Property	Send Tax Bills To	Map/Parcel Nos.
Just Justifying, LLC		New Owner	046-00-0-025.00
6307 Pintail Lane	Bull Run Road		046-00-0-026.00
Frisco, Texas 75034			046-00-0-029.00
			046-00-0-098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **MARSHALL H. WARDER, JR., individually, (as to Tracts 1, 3 and 4), MARSHALL H. WARDER, JR., AS EXECUTOR FOR THE ESTATE OF MARSHALL H. WARDR, SR. (as to Tracts 2, 3 and 4), DAVID PARSONS, TRUSTEE OF THE KAY PARSONS FAMILY TRUST U/W/D February 9, 1998 (the sole heir of Kay Warder Parsons, deceased), (as to Tracts 1, 3 and 4) and WHITNEY MARSHALL RASSBACH, MICHELLE REBECCA AUDENAERT and ERIC CHRISTOPHER RASSBACH (the three heirs of Wendy Warder Rassbach, deceased) (as to Tracts 1,3 and 4)** (Grantors), have bargained and sold and by these presents does hereby transfer and convey unto **JUST JUSTIFYING, LLC, a Texas limited liability company** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

See Attached Exhibits "A1, A2, A3 and A4"

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

And Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.

Greenbelt application of record in Instrument Number 20190211-0012525, Register's Office for Davidson County, Tennessee.

TVA Easement as set forth in deed of record in Book 5976, Page 575, Register's Office for Davidson County, Tennessee.

~~Deed of exchange and right of way easement of record in Book 8111, Page 700, Register's Office for Davidson County, Tennessee.~~ MLRS

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand at GRAND PRAIRIE, Texas, this 12th day of July, 2021.

The Estate of Marshall H. Warder, Sr.
By Marshall H. Warder, Jr., Executor

Marshall H. Warder, Jr., individually

Whitney Marshall Rassbach by
Marshall H. Warder, Jr., Attorney in Fact

Michelle Rebecca Audenaert by
Marshall H. Warder, Jr., Attorney in Fact

Eric Christopher Rassbach by
Marshall H. Warder, Jr., Attorney in Fact

David Parsons

David Parsons, Trustee of the Parsons Family Trust Under Will Dated February 9, 1998

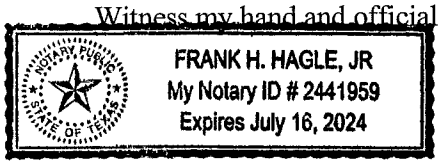
David Leroy Parsons

David Leroy Parsons, individually, being one and the same as David Parsons

COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Marshall H. Warder, Jr.** with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

Witness my hand and official seal this 12 day of July, 2021.

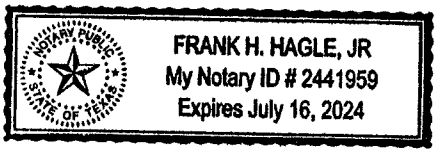


Frank H. Hagle Jr
Notary Public
My Commission Expires: _____

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Marshall H. Warder, Jr.** with whom I am personally acquainted and who acknowledged that he is the Attorney in Fact for Whitney Marshall Rassbach, Michelle Rebecca Audenaert, Eric Christopher Rassbach and David Parsons and executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained as the Attorney in Fact for Whitney Marshall Rassbach, Michelle Rebecca Audenaert, Eric Christopher Rassbach.

Witness my hand and official seal this 12 day of July, 2021.

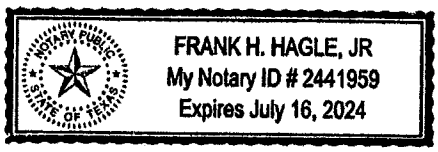


Frank H. Hagle Jr
Notary Public
My Commission Expires: _____

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Marshall H. Warder, Jr.** with whom I am personally acquainted and who acknowledged that he is the Executor of the Estate of Marshall H. Warder, Sr. and executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained as the Executor for the Estate of Marshall H. Wader, Sr..

Witness my hand and official seal this 12 day of July, 2021.



Frank H. Hagle Jr
Notary Public
My Commission Expires: _____

STATE OF TEXAS)
COUNTY OF _____)

STATE OF TEXAS)
COUNTY OF Lubbock)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **David Parsons** with whom I am personally acquainted and who acknowledged that he is the Trustee of the Parsons Family Trust under the will of Kay Parsons dated February 9, 1998 and executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained as the Trustee of the Parsons Family Trust.

Witness my hand and official seal this 12th day of July, 2021.

KAYE MCGEE NOTARY PUBLIC STATE OF TEXAS NOTARY ID 12834425-5 MY COMM. EXP. 09-25-2022

Kaye McGee
Notary Public
My Commission Expires: 09-25-2022

STATE OF TEXAS)
COUNTY OF Lubbock)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **David Leroy Parsons being one and the same as David Parsons** with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2021.

KAYE MCGEE NOTARY PUBLIC STATE OF TEXAS NOTARY ID 12834425-5 MY COMM. EXP. 09-25-2022

Kaye McGee
Notary Public
My Commission Expires: 9-25-2022

Exhibit A1

Tract 1 – 0.78 Acres

Beginning at an iron pin in the south boundary of a tract of land which belongs to the Marshall Warder Estate, having deed references in Deed Book 426, page 262, Deed Book 424, page 202, Deed Book 1977, page 229, Deed Book 7295, page 93, Deed Book 7325, page 718, and Deed Book 7325, page 720, Register's Office for Davidson County, Tennessee, said point being located along the north boundary of said tract of land which belongs to Jerry A. Duncan from the northeast corner of said tract of land which belongs to Jerry A. Duncan, S 89°48'28" W, 402.35 feet to the point of beginning, the northeast corner of this tract and continuing as follows, S 19°49'33" W, 119.05 feet; thence, S 08°29'54" W, 25.41 feet; thence, S 3°37'30" W, 60.71 feet; thence, S 25°30'12" E, 125.55 feet to an iron pin in the north margin of Bull Run Road; thence, with the north margin of Bull Run Road, S 81°07'03" W, 104.36 feet to an iron pin in the north margin of Bull Run Road; thence, N 25°30'12" W, 121.56 feet to an iron pin; thence, N 3°37'30" E, 84.81 feet to an iron pin; thence, N 8°29'54" E, 61.71 feet to an iron pin; thence, N 19°49'33" E, 75.88 feet to an iron pin in the south boundary of said tract of land which belongs to the Marshall Warder Estate; thence, N 89°48'28" E, with the south boundary of said tract of land which belongs to the Marshall Warder Estate, 109.14 feet to the point of beginning, containing 33,951 square feet (0.78 acres), more or less, as surveyed by Kessinger & Associates, January 8, 1990.

Being the same property conveyed to Marshall H. Warder, Jr., Wendy Warder Rassbach and Kay Warder Parsons by Quitclaim Deed of Exchange of record in Book 8111, Page 700, Register's Office for Davidson County, Tennessee. The said Wendy Warder Rassbach having died June 8, 2020 leaving Eric Christopher Rassbach, Michelle Rebecca Audenaert and Whitney Marshall Rassbach as her heirs at law. See Affidavit of Heirship of record in instrument number 20210720-0096935, Register's Office for Davidson County, Tennessee. The said Kay Warder Parsons having died in 2009 leaving a last will and testament which was duly probated in the Lubbock County, Texas Probate Court under docket number 2009 477,501 leaving the entire estate to the Kay Parsons Family Trust. See Order of the Davidson County Probate Court Docket Number 21P1210 of record in instrument number 20210720-0096937, Register's Office for Davidson County, Tennessee and the Last Will and Testament of Kay Parsons of record in instrument number 20210720-0096936, Register's Office for Davidson County, Tennessee.

Exhibit A2

Tract 2 – 4.35 acres

Beginning as an iron pin set (IPS) on the northerly right of way of Bull Run Road, said pin being the southeasterly corner of Marshall Warder as recorded in Deed Book 8111, page 700 R.O.D.C.: thence, leaving Bull Run Road and with Warder the following calls: N 25°30'12" W, 131.36 feet to an IPS; N 03°37'30" E, 60.71 feet to an IPS; N 08°29'54" E, 25.41 feet to an IPS; N 19°40'12" E, 121.21 feet to an iron pin found (IPF); S 89°40'43" E, 410.57 feet to an IPS; S 24°38'54" E, 466.16 feet to an IPS in the Northerly Right of Way of Bull Run Road; thence, with said right of way the following calls: N 85°18'38" W, 16.90 feet to an IPS; N 79°58'00" W, 89.41 feet to an IPS; N 78°07'51" W, 368.05 feet to an IPS; N 79°49'47" W, 41.03 feet to an IPS; N 82°40'36" W, 51.79 feet to an **IPS; N 88°27'27" W, 40.02 feet to the point of beginning, containing 4.35 acres, more or less, as surveyed on this 22nd day of January, 2008, by Arrowhead Survey, J. Mark Cantrell, TN RLS #1859.**

Being the same property conveyed to MARSHALL H. WARDER, JR., EXECUTOR OF THE ESTATE OF MARSHALL H. WARDER, SR. as more particularly **SET FORTH IN MINUTE BOOK 293, PAGE 621, PROBATE COURT** for Davidson County, Tennessee **by deed from JERRY A. DUNCAN, A MARRIED MAN AND CAROL DUNCAN, UNMARRIED, of record as Instrument No. 20080320-0028002, Office** for Davidson County, Tennessee.

Exhibit A3

Tract 3:

Land in the 13th Civil District of Davidson County, Tennessee, and being more particularly described as follows

Beginning at a point in the center of Bull Run Road, and the southeast corner of a tract of land which belongs to Larry G. Lee, and the southwest corner of a tract of land which belongs to R. L. Young, the southeast corner of this tract and continuing as follows: N 2°38'33" E, 476.16 feet to the northwest corner of said tract of land which belongs to R. L. Young; thence, N 84°51'05" W, 1238.18 feet to a point in the east boundary of a tract of land which belongs to Hoyt Guy Robinson; thence, S 3°15'34" W, 135.00 feet to a point in the northwest corner of a tract of land which belongs to Bernard O. Pittman; thence, S 89°17'51" E, 351.50 feet to a common corner with Bernard O. Pittman and Larry G. Lee; thence, N 89°48'28" E, 661.00 feet to the northeast corner of said tract of land which belongs to Larry G. Lee; thence, S 24°38'54" E, 495.00 feet to the point of beginning, containing 3.50 acres as surveyed by Kessinger & Associates, dated May 1, 1982, as modified by deed of record in Book 7390, page 698, said Register's Office.

Being part of the same property conveyed to MARSHALL H. WARDER by deed from W. O DAVIS AND WILLIE M. DAVIS of record in Book 6029, page 847 For further reference see Book 7390, page 698, Register's Office for Davidson County, Tennessee. The said Marshall H. Warder, Sr. having died December 26, 1983 leaving Marshall Warder, Jr., Wendy Warder Rassbach and Kay Warder Parsons as his heirs. The said Wendy Warder Rassbach having died June 8, 2020 leaving Eric Christopher Rassbach, Michelle Rebecca Auderaert and Whitney Marshall Rassbach as her heirs at law. See Affidavit of Heirship of record in instrument number 20210720-0096935, Register's Office for Davidson County, Tennessee. The said Kay Warder Parsons having died in 2009 leaving a last will and testament which was duly probated in the Lubbock County, Texas Probate Court under docket number 2009 477,501 leaving the Kay Parsons Family Trust as the sole heir. See Order of the Davidson County Probate Court of record in instrument number 20210720-0096937, Register's Office of Davidson County, Tennessee and Will recorded in instrument number 20210720-0096936, Register's Office for Davidson County, Tennessee.

Exhibit A4

Tract 4

following paragraph describes a tract of Land in the 13th Civil District of Davidson County, Tennessee, said tract being that property which was conveyed to W. H. Warder by Robert Vaughn, Clerk & Master in a deed of record which is recorded in Deed Book 0426, page 262, Register's Office for Davidson County, Tennessee, and that property which was conveyed to W. H. Warder (inadvertently shown as W. A. Warder) by S. A. Nicholson, et al, in a deed of record which is recorded in Deed Book 424, page 202, Register's Office for Davidson County, Tennessee. On the death of both Mr. and Mrs. W. H. Warder and the following described land passed to Thomas F. Warder, William H. Warder and Marshall F. Warder by intestacy.

Beginning at an existing iron pin, a corner to Hoyt Guy Robinson, said pin being located from the most northerly, northeast corner to Hoyt Guy Robinson as follows: S 80°55'09" E, 89.19 feet to an iron pin in the west boundary of the hereinafter described land, the northeast corner of a 1.45 acre tract of land for which no deed reference has been found; thence, S 2°02'34" W, 1431.30 feet to an existing iron pin, a common corner to Hoyt Guy Robinson and said 1.45 acre tract, the southwest corner of this tract and continuing as follows: N 2°02'34" E, passing an IFP marking the northeast corner of said 1.45 acre tract, a corner to a tract of land which belongs to Harris Gilbert having a deed reference in Deed Book 4199, page 868, Register's Office for Davidson County, Tennessee, passing a common corner marked by an IFP to said tract of land which belongs to Harris Gilbert and a tract of land which belongs to Kirkland W. Todd, Jr. and Stanley Bernard having a deed reference in Deed Book 5263, page 449, Register's Office for Davidson County, Tennessee, 5262.40 feet in all to an IFP, a corner to Todd and Bernard; thence, S 83°37'15" E, crossing the Clarksville-West Nashville, 161KV T.V.A. easement 2483.00 feet in all to an IFP, a corner to Todd and Bernard; thence, S 2°03'13" W, passing an IFP corner to Todd and Bernard and the northwest corner of a 14.25 acre tract of land for which no deed reference has been found, 5262.40 feet to an IFP, a corner to said 14.25 acre tract, said IFP lying, N 63°37" W, 55.73 feet from an iron pin marking a common corner to R. L. Young and Howard Clifton Ryan; thence, with the north boundary of said 14.25 acre tract of land passing north of the north boundary of said Book 1109, page 556, Register's Office for Davidson County, Tennessee, and a tract of land which belongs to W. O. Davis having a deed reference in Deed Book 1977, page 229, Register's Office for Davidson County, Tennessee, N 83°14"33" W, 2263.39 feet to an iron pin, a corner to Hoyt Guy Robinson; thence, N 87°30'45" W, 219.17 feet to the point of beginning, containing 298.63 acres, more or less, as surveyed by Kessinger & Associates, dated May 1, 1982, as modified by deed of record in Book 7390, page 698, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MARSHALL H. WARDER by deed from THOMAS F. WARDER AND JEANNE S. WARDER AND WILLIAM H. WARDER AND JUNE P. WARDER, of record in Book 5976, page 575, dated November 29, 1982, as corrected in Book 5988, page 80, and by Quitclaim Deed of record in Book 6029, page 843, dated March 25, 1983, said Register's Office. For further reference see Book 7390, Page 698, said Register's Office. The said Marshall H. Warder, Sr. having died December 26, 1983 leaving Marshall Warder, Jr., Wendy Warder Rassbach and Kay Warder Parsons as his heirs. The said Wendy Warder Rassbach having died June 8, 2020 leaving Eric Christopher Rassbach, Michelle

Rebecca Auderaert and Whitney Marshall Rassbach as her heirs at law. See Affidavit of Heirship of record in instrument number 20210720-0096935, Register's Office for Davidson County, Tennessee. The said Kay Warder Parsons having died in 2009 leaving a last will and testament which was duly probated in the Lubbock County, Texas Probate Court under docket number 2009 477,501 leaving the Kay Parsons Family Trust as the sole heir. See Order of the Davidson County Probate Court of record in instrument number 20210720-0096937, Register's Office of Davidson County, Tennessee and Will recorded in instrument number 20210720-0096936, Register's Office for Davidson County, Tennessee.

LETTERS TESTAMENTARY

THE STATE OF TEXAS
PROBATE COURT NO. 3

CAUSE NO. **PR-84-00167-3**
Estate of MARSHALL HOWELL WARDER, DECEASED

*I, **JOHN F. WARREN**, County Clerk and Clerk of the County and Probate Courts, in and for said County, do hereby certify that on the **24th day of January 1984**,*

MARSHALL H. WARDER, JR.

was appointed Independent Executor, without bond, of the Will and Estate of :

MARSHALL HOWELL WARDER, Deceased

*and that said appointee is fully and legally authorized and empowered to act as the Independent Executor, without bond, of the Will and of the above named estate, having qualified by filing the oath on the **24th day of January, 1984**.*

I further certify that said appointment is still in full force and effect.
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, this 18th day of June, 2021.

COUNTY COURT OF DALLAS COUNTY, TEXAS

***JOHN F. WARREN**, County Clerk*
Dallas County, Texas

By: Celina Medellin, Deputy
Celina Medellin

Tennessee Certification of Electronic Document

I, Kristie Putman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12, 2021 (date of document).

Kristie Putman
Affiant Signature

July 15, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2021.

Karen Hillebrand
Notary's Signature

MY COMMISSION EXPIRES 1/3/22

NOTARY'S SEAL

