Karen Johnson Davidson County
Batch# 683946 DEEDQC
07/27/2021 09:21:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210727-0100427

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $00.00.

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

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

QUITCLAIM DEED

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

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., EXECUTOR OF THE ESTATE OF MARSHALL H. WARDER, SR., MARSHALL H. WARDER, JR., individually, DAVID PARSONS, TRUSTEE OF THE KAY PARSONS FAMILY TRUST U/W/D February 9, 1998 (the sole heir of Kay Warder Parsons, deceased), and WHITNEY MARSHALL RASSBACH, MICHELLE REBECCA AUDENAERT and ERIC CHRISTOPHER RASSBACH (the three heirs of Wendy Warder Rassbach, deceased)** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **JUST JUSTIFYING, LLC, a Texas limited liability company** (Grantee), its successors and assigns, all of our right, title and interest in the following described tracts or parcel of land situated Davidson County, Tennessee, to-wit:

Situated and lying in the 1st Council District of Davidson County, Tennessee being a particular tract of land being more fully described by survey dated April 9, 2021 by Joseph A. Brown, Brown Land Surveying, LLC, TN RLS No. 2438, as follows:
Beginning at an Iron Rod Old in the Northern right of way of Bull Run Road being 25' from the centerline and also being the Southwest corner to Robert Hay (Plat # 200008100079244); thence leaving Hay and with Bull Run Road N 83°25'05" W a distance of 17.13' to a Point; thence N 78°13'24" W a distance of 59.48' to a Point; thence N 74°55'30" W a distance of 444.82' to a Point; thence with a curve turning to the left with an arc length of 204.39', with a radius of 425.00', with a chord bearing of N 88°42'07" W, with a chord length of 202.42' to a Point; thence leaving Bull Run Road N 22°12'14" W passing a Mag Nail Old being the Southeast corner to Tim & Rita Richardson (Instrument # 201609210099315) at 4.83' a total distance of 126.12' to a

Mag Nail Old; thence N 06°55'31" E a distance of 84.88' to an Iron Rod Old; thence N 11°43'14" E a distance of 61.66' to an Iron Rod Old; thence N 23°11'09" E a distance of 75.93' to an Iron Rod Old; thence N 24°30'35" E passing the corner to Caleb & Barbara Short (Instrument # 200607190087182) a distance of 279.91' to an Iron Rod Old; thence with Short N 12°39'31" E a distance of 292.28' to an Iron Rod Old; thence S 84°39'54" W a distance of 31.42' to an Iron Rod Old; thence S 77°31'28" W a distance of 61.85' to an Iron Rod Old; thence N 64°17'17" W a distance of 374.69' to an Iron Rod Old being the Northeast corner to Tim & Rita Richardson (Instrument # 201609210099315); thence with Richardson N 65°10'01" W a distance of 465.43' to an Iron Rod Old in the Eastern line of Gregory & Barbara Jones (Instrument # 200911060102926); thence with Jones N 01°45'06" E a distance of 835.29' to an Iron Rod Old being in the Southern line of Beaman Park (Instrument # 201511020111593); thence with Beaman Park S 77°42'49" E a distance of 91.04' to a Metal Fence Post; thence N 06°12'28" E a distance of 2989.24' to a Metal Fence Post being corner to Beaman Park (Instrument # 000100860000165); thence continuing with Beaman Park N 02°07'34" E a distance of 841.08' to a Metal Fence Post; thence S 80°21'20" E crossing a 150' Wide TVA Easement a distance of 2485.16' to a Metal Fence Post; thence S 05°24'51" W crossing a 150' Wide TVA Easement a distance of 1480.82' to an Iron Rod Old; thence S 05°23'16" W a distance of 3081.96' to an Iron Rod Old being the Northernmost corner to Bobby Potts (Instrument #'s 200306040076006 & 000073900000701); thence with Potts S 01°11'13" W a distance of 723.93' to an Iron Rod Old being the Northeast corner to Robert Hay (Instrument # 000083650000607); thence with Hay N 81°32'03" W a distance of 1074.58' to a Metal Fence Post; thence S 04°52'03" W a distance of 452.06' to the point of beginning having an area of 12989853.5 square feet or 298.21 acres more or less.

The above described Tract is subject to a Proposed 25' Right of Way Easement being more fully described as follows:

Beginning at a Point in the Northern right of way of Bull Run Road being 25' from the centerline; thence leaving Bull Run Road N 22°12'14" W passing a Mag Nail Old being the Southeast corner to Tim & Rita Richardson (Instrument # 201609210099315) at 4.83' a total distance of 126.12' to a Mag Nail Old; thence N 06°55'31" E a distance of 84.88' to an Iron Rod Old; thence N 11°43'14" E a distance of 61.66' to an Iron Rod Old; thence N 23°11'09" E a distance of 75.93' to an Iron Rod Old; thence N 24°30'35" E passing the corner to Caleb & Barbara Short (Instrument # 200607190087182) a distance of 279.91' to an Iron Rod Old; thence with Short N 12°39'31" E a distance of 64.98' to an Iron Rod Set; thence leaving Short S 73°57'08" E a distance of 30.05' to an Iron Rod Set; thence S 17°00'16" W a distance of 65.98' to an Iron Rod Set; thence S 24°14'14" W a distance of 355.32' to an Iron Rod Set; thence S 11°43'14" W a distance of 58.10' to an Iron Rod Set; thence S 06°55'31" W a distance of 77.34' to an Iron Rod Set; thence S 22°12'14" E a distance of 124.69' to a Point in the Northern right of way of Bull Run Road being 25' from the centerline; thence with Bull Run Road a curve turning to the left with an arc length of 25.51', with a radius of 425.00', with a chord bearing of S 79°14'26" W, with a chord length of 25.51' to the point of beginning.

Being part of the same property conveyed to Marshall H. Warder, Sr. in deeds of record Book 5976, Page 575, Book 5988, Page 80, Book 6029, Page 843, Book 6029, Page 847, Book 7390, Page 702 and instrument number 20080320-0028002, Register's Office for Davidson

County, Tennessee and part of the property conveyed to Marshall Warder, Jr. and Kay Warder Parsons by deed of exchange of record in Book 8111, Page 700, 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.

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 heirs and assigns, forever.

WITNESS my hand this the 12th day of JULY, 2021.

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

Marshall H. Warder, Jr.

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 L. Parsons

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

David Leroy Parsons

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

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, and Eric Christopher Rassbach 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, and Eric Christopher Rassbach.

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

FRANK H. HAGLE, JR
My Notary ID # 2441959
Expires July 16, 2024

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
My Notary ID # 2441959
Expires July 16, 2024

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 and 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
My Notary ID # 2441959
Expires July 16, 2024

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

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
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
My Commission Expires: 09-25-2022

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

