Karen Johnson Davidson County
Batch# 698685 DEEDWARR
08/17/2021 09:35:10 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20210817-0110819

STATE OF ARIZONA
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

James N Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2021.

Amanda S. Phillips
Notary Public

MY COMMISSION EXPIRES: 12/5/2021
(AFFIX SEAL)

AMANDA L. PHILLIPS
Notary Public - Arizona
Maricopa County
Commission # [redacted]
My Comm. Expires [redacted]

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH21-02258

Address of New Owner:	Send Tax Bills to:	Tax Information:
Onnie Kirk, Margienell & Miriam Kirk, 4550 & 4450B Clarksville Pike Nashville, TN 37218	New Owner	059-00-0-020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Western Adventist Foundation, Trustee of the George N. Benson and Lois E. Benson Revocable Living Trust dated December 12, 2005 as amended by Amended Revocable Living Trust Agreement dated August 11, 2015**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Miriam Kirk and Onnie Kirk and Margienell Kirk, As Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

That certain land situate in the Davidson County, State of Tennessee, to wit:

Beginning at a point in the Easterly margin of Clarksville Highway, being the SW corner of the Garfield Nicholson property of record in Deed Book 3642, Page 455, and the NW corner of this property; thence with the Nicholson's common boundary S 72°20'E 290 feet; thence N 12°20'E 136 feet' thence S 56°15'E 80 feet; thence S 72°E 84.5 feet' thence S 5°W 316 feet' thence N 72°20'W 500 feet to the Easterly margin of said highway; thence in a Northerly direction with the Easterly margin of Clarksville Highway 200 feet to the Point of Beginning.

Being the same property conveyed to George N. Benson and wife, Lois E. Benson, by Special Warranty Deed from Administrator of Veterans' Affairs, of record in Book 5932, Page 869, in the Register's Office of Davidson County, Tennessee, dated August 30, 1982 and recorded on September 2, 1982.

Being the same property conveyed to George N. Benson and Lois E. Benson, Trustees of The Benson Family Revocable Trust, dated December 12, 2005, by Warranty Deed from George N. Benson and Lois E. Benson, husband and wife, of record in Instrument No. 20060216-0018891, in the Register's Office of Davidson County, Tennessee, dated February 15, 2006 and recorded on February 16, 2006.

Being the same property conveyed to George N. Benson and wife, Lois E. Benson, by Quitclaim Deed from George N. Benson and Lois E. Benson, Trustees of The Benson Family Revocable Living Trust, dated December 12, 2005, of record in Instrument No. 20090923-0088637, in the Register's Office of Davidson County, Tennessee, dated

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
RS-CL-21-4550 4450B

September 15, 2009 and recorded on September 23, 2009.

Being the same property conveyed to George N. Benson and/or Lois E. Benson, as Trustees of the George N. Benson and Lois Benson Revocable Living Trust Agreement, dated December 12, 2005, by Quitclaim Deed from George N. Benson and wife, Lois E. Benson, of record in Instrument No. 20101006-0080163, in the Register's Office of Davidson County, Tennessee, recorded on October 6, 2010.

The said George N. Benson having since died on December 8, 2011.

The said Lois E. Benson having since died on December 13, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4550 & 4450B Clarksville Pike, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 29th day of July, 2021

George N. Benson and Lois E. Benson Revocable Living Trust dated December 12, 2005 as amended by Amended Revocable Living Trust Agreement dated August 11, 2015

By: Western Adventist Foundation, a California Corporation, Trustee

By: James H Brown
James H. Brown, President

STATE OF ARIZONA

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **James H. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President for Western Adventist Foundation, a California Corporation, as Trustee for the George N. Benson and Lois E. Benson Revocable Living Trust dated December 12, 2005 as amended by Amended Revocable Living Trust Agreement dated August 11, 2015 and that he/she is authorized by Western Adventist Foundation, a California Corporation, as Trustee for George N. Benson and Lois E. Benson Revocable Living Trust dated December 12, 2005 as amended by Amended Revocable Living Trust Agreement dated August 11, 2015 to execute this instrument on its behalf as such President.

Witness my hand and seal this 29th day of July, 2021.

Notary Public

My commission expires: 12/5/2021

AMANDA L. PHILLIPS
Notary Public - Arizona
Maricopa County
Commission # 203330100
My Comm. Expires December 5, 2021