This instrument prepared by:
Julia M. Alley
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546, Brentwood, TN 37024

Karen Johnson Davidson County
Batch# 750445 DEEDWARR
11/05/2021 03:04:44 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20211105-0148493

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
George E. Austin III Kelly M. Austin 4600 Belmont Park Terrace Nashville, TN 37215	Same as New Owner	131-11-0-076.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Pamela McKee Garner, Trustee of the McKee Family Trust dated February 24, 2021**, hereinafter called Grantor, has bargained and sold, and does hereby transfer and convey unto **George E. Austin III and Kelly M. Austin, husband and wife**, hereinafter called Grantees, their heirs, successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Seven Hills, Section I, of record in Plat Book 2133, Pages 81 and 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Pamela M. McKee Garner, Trustee of the McKee Family Trust dated February 24, 2021, by deed from Pamela M. McKee of record in Instrument Number 20210301-0025807, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 4600 Belmont Park Terrace, Nashville, Tennessee.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their heirs, successors and assigns in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantor does now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Donald R. Garner, spouse of Grantor, hereby joins in the execution of this deed, waiving and conveying to Grantee any homestead, marital and inheritance rights he may have in the property conveyed.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 27th day of October, 2021.

Pamela McKee Garner, Trustee, Grantor

Donald R. Garner, Spouse of Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Pamela McKee Garner, Trustee of the McKee Family Trust, with whom I am personally acquainted and who upon oath acknowledged she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2021.

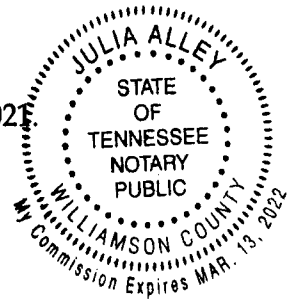
Notary Public
My Commission Expires: 3-13-2022

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 13, 2022

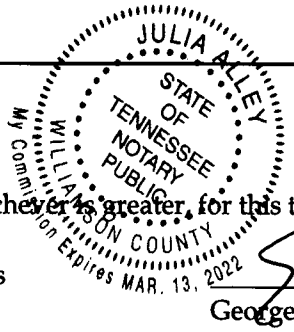
State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Spouse of Grantor, Donald R. Garner, with whom I am personally acquainted and who upon oath acknowledged he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2021.



Notary Public
My Commission Expires: 3-13-2022



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 575,000.

Subscribed and sworn to before me this
27th day of October, 2021

George E. Austin III, Grantee

Notary Public

My Commission Expires: 3-13-2022