39B

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,800,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 845200 DEEDWARR
04/25/2022 02:14:08 PM 4 pgs
Fees: $23.00 Taxes: $6,660.00

20220425-0047403

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William D. Edwards, Trustee	**Same as NEW OWNER**	115-12-0-041.00
(NAME)	(NAME)	
PO Box 52206		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37950		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Donald Scott White, Trustee of The Donald Scott White Trust Agreement dated December 17, 2012, and Jennifer Ward Barnes, Trustee of The Jennifer Ward Barnes Trust Agreement dated December 17, 2012, and Sharon Leigh Owen, Trustee of The Sharon Leigh Owen Trust Agreement dated December 17, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William D. Edwards, Trustee of 9th Avenue Trust Agreement dated September 25, 2018,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31 on Plan of West Meade Village, Section "D" of record in Book 2331, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Donald Lee White and Arlene H. White, Co- Trustees, White Family Revocable Living Trust Agreement dated December 17, 2012 (Living Trust) by Quitclaim Deed from Donald Lee White and Arlene Hightower White, of record in Instrument No. 20121219-0117031, Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded December 19, 2019. Donald Lee White and Arlene H. White resigned as Co-Trustees of the Living Trust on January 15, 2020, at which time Donald Scott White became the sole Trustee. Donald Lee White died on July 25, 2020 and Arlene H. White died on December 10, 2021.

At the death of Arlene H. White, the Living Trust became irrevocable and, under the terms of the Living Trust, the ownership of the assets of the Living Trust, including the property being conveyed herein, transferred to three new trusts created thereunder: the Donald Scott White Trust, as to which Donald Scott White is the sole Trustee; the Jennifer Ward Barnes Trust, as to which Jennifer Ward Barnes is the sole Trustee; and the Sharon Leigh Owen Trust, as to which Sharon Leigh Owen is the sole Trustee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 0-Gun Club Road (Lot 31) Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town)(State) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 our hands this 21st day of April, 2022.

Trustee

Donald Scott White,
Trustee of the Donald Scott White Trust

Jennifer Ward Barnes,
Trustee of the Jennifer Ward Barnes Trust

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Donald Scott White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the **Donald Scott White Trust,** established under that certain Trust Agreement dated December 17, 2012, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

WITNESS my hand and seal this 21st day of April, 2022.

Notary
Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

State of Texas
County of _____

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Jennifer Ward Barnes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the **Jennifer Ward Barnes Trust**, established under that certain Trust Agreement dated December 17, 2012, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

WITNESS my hand and seal this _____ day of April, 2022.

Notary
Commission Expires: _____

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; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 our hands this 20th day of April, 2022.

Donald Scott White,
Trustee of the Donald Scott White Trust

Jennifer Ward Barnes,
Trustee of the Jennifer Ward Barnes Trust

Sharon Leigh Owen,
Trustee of the Donald Scott White Trust

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Donald Scott White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himrself to be the Trustee of the **Donald Scott White Trust,** established under that certain Trust Agreement dated December 17, 2012, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

WITNESS my hand and seal this 21st day of April, 2022.

Notary

Commission Expires: _____

State of Texas
County of Collin

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Jennifer Ward Barnes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the **Jennifer Ward Barnes Trust,** established under that certain Trust Agreement dated December 17, 2012, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

WITNESS my hand and seal this 20 day of April, 2022.

SPENCER RATCHFORD
My Notary ID # 129662676
Expires December 23, 2025

Notary

Commission Expires: 12/23/2025

Witness our hands this 21st day of April, 2022.

Sharon Leigh Owen

Sharon Leigh Owen,
Trustee of the Sharon Leigh Owen Trust

State of Texas
County of Texas (McLennan County)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Sharon Leigh Owen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the **Sharon Leigh Owen Trust**, established under that certain Trust Agreement dated December 17, 2012, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

WITNESS my hand and seal this 21st day of April, 2022.

Diane Roberts

Notary

Commission Expires: 9/9/25

