WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 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 $ 625,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2022.

Notary Public

COMMISSION EXPIRES: 01-06-25

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 849012 **DEEDWARR**
05/02/2022 11:07:59 AM 6 pgs
Fees: $33.00 Taxes: $2,312.50

20220502-0050601

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. Dudley Smith Jr. Patricia Gail Smith	NEW OWNER	Part of: 159 06 0B 038.00
(NAME)	(NAME)	
1221 Cliftee Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **The Wisniewski Family Trust u/a/d November 3, 2016,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. Dudley Smith, Jr. and Patricia Gail Smith, husband and wife,** 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:

Being Lot No. 38 Final Plat Voce, Phase 2B record as Instrument No. 20220419-0045340, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being Part of the same property conveyed to George C. Wisniewski, Jr. and Wendy W. Wisniewski, Trustees of The Wisniewski Family Trust dated November 3, 2016, by Special Warranty Deed from Voce Development Company, LLC, dated 07/17/2020 and recorded 07/20/2020 in Instrument Number 202007200079045 in the official records of Davidson County Recording Office.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of Trust is attached hereto as Exhibit "A"

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 Unimproved property, known as Lot 38 Woodsong Drive (House Number) (Street) (P.O. Address) Brentwood, TN (City or Town) 37027 (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 28th day of April, 2022.

The Wisniewski Family Trust u/a/d November 3, 2016

By: _____ mstee
George C. Wisniewski, Jr., Trustee

By: Wendy W. Wisniewski, Trustee
Wendy W. Wisniewski, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared George C. Wisniewski and Wendy W. Wisniewski, Trustees of The Wisniewski Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in their capacity as Trustees for the purposes therein contained.

WITNESS my hand and seal this 28th day of April, 2022.

_____

Commission Expires: _____

SHANNON PHILBIN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

Exhibit "A"

CERTIFICATION OF TRUST

TO: ALL FINANCIAL INSTITUTIONS, MUTUAL FUND ADMINISTRATORS, TITLE INSURERS, TRANSFER AGENTS, AND OTHER PERSONS AND INSTITUTIONS

The undersigned desire to confirm the establishment of a revocable living trust named THE WISNIEWSKI FAMILY TRUST (hereinafter referred to as the "Trust"). The following provisions are found in said Trust and may be relied upon as a full statement of the matters covered by such provisions by anyone dealing with the original co-Trustees or their successors.

CREATION OF TRUST

The Trust was created on November 3, 2016, herewith, by a Trust Agreement executed by the undersigned as Trustors and co-Trustees, for the benefit of the undersigned during their joint lifetimes, thereafter for the lifetime benefit of the survivor, and ultimately for the benefit of other successor beneficiaries in interest.

NAME OF TRUST

The name of the Trust is THE WISNIEWSKI FAMILY TRUST. Any assets held in the name of the Trust should be titled in substantially the following manner: GEORGE C. WISNIEWSKI, JR. and WENDY W. WISNIEWSKI, Trustees or their successors in trust under THE WISNIEWSKI FAMILY TRUST, dated November 3, 2016, and any amendments thereto.

TRUSTEE

The currently acting co-Trustees of the Trust are GEORGE C. WISNIEWSKI, JR. and WENDY W. WISNIEWSKI. If either of said co-Trustees shall cease to act for any reason, the other shall act as sole Trustee of the Trust.

First, SHANNON NICOLE STARK; and then,

Second, WILLIAM A. WOOD, III.

SIGNATURE AUTHORITY

While co-Trustees are acting, only one signature shall be required to conduct business with respect to property and/or assets held or owned by the Trust. Any third party dealing with the Trust may rely upon this singular authority without any further evidence. Any Trust asset may be titled to reflect this authority, including the designation "and/or".

REVOCABILITY OF TRUST

The Trust is revocable. The persons holding the power to revoke or amend the Trust are GEORGE C. WISNIEWSKI, JR. and WENDY W. WISNIEWSKI.

TAXPAYER IDENTIFICATION NUMBER

The Trust uses the Social Security number of either Trustor as its Taxpayer Identification Number. No separate tax identification number is required while this Trust is revocable and the Trustors or either of them is acting as Trustee.

ADDRESS OF THE TRUST

The Trust uses the address of the Trustors/Trustees as its location. This address is currently 195 Santa Ana Avenue, San Francisco, CA 94127.

TRUSTEE AUTHORITY

(1) Subject to state law, a Trustee may appoint an Attorney-in-Fact ("Power of Attorney") and delegate to such agent the exercise of all or any of the powers conferred upon a Trustee.

(2) No purchaser from or other person dealing with a Trustee shall be responsible for the application of any purchase money or thing of value paid or delivered to such Trustee, but the receipt by a Trustee shall be a full discharge; and no purchaser or other person dealing with a Trustee and no issuer, or transfer agent, or other agent of any issuer of any securities to which any dealings with a Trustee should relate, shall be under any obligation to ascertain or inquire into the power of such Trustee to purchase, sell, exchange, transfer, mortgage, pledge, lease, distribute or otherwise in any manner dispose of or deal with any security or any other property held by such Trustee or comprised in the trust fund.

(3) The certification of a Trustee and/or the agent of a Trustee that such person is acting according to the terms of the Trust shall fully protect all persons dealing with such Trustee and/or agent. Any person may rely upon the certification of any Trustee as to the matters which are not contained in this Certification of Trust, including a further enumeration of the Trustee's powers.

A person who acts in reliance on this Certification of Trust without knowledge that the representations contained in this Certification of Trust are incorrect is not liable to any person for so acting and may assume without inquiry the existence of the facts contained in this Certification. Knowledge of the terms of the Trust may not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying on the certification. A person who in good faith enters into a transaction in reliance on this Certification of Trust may enforce the transaction against the trust property as if the representations contained in this Certification of Trust were correct.

TRUSTEE'S POWERS

The Trustee shall have, in general, the power to do and perform any and all acts and things in relation to the trust fund in the same manner and to the same extent as an individual might or could do with respect to his or her own property including the power to buy, sell, hold, transfer, convey, or exercise any ownership rights in any asset for the Trust by executing any appropriate document, or by an oral demand to buy or sell a security; to maintain, deposit or to withdraw from any bank, brokerage or mutual fund account (including margin accounts), and to sign checks or drafts on any such account; to purchase or exercise rights in any life insurance or annuity contracts; and to borrow and pledge any Trust asset as security. In addition to the above, the Trustee shall have all of the powers authorized by §§16200, *et. seq.*, of the California Probate Code (as though such powers were set forth herein).

ADMINISTRATIVE PROVISIONS

(1) The Trust shall be administered according to the California Trust Code (Division 9 of the California Probate Code beginning with §15000), except as shall be specifically modified therein.

(2) The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

(3) This Certification of Trust is a true and accurate statement of the matters referred to herein concerning the Trust.

(4) This Certification of Trust has been signed by both of the currently acting co-Trustees of the Trust.

(5) This Certification of Trust is intended to comply with the provisions of §18100.5 of the California Probate Code.

(6) Reproductions of this executed original (with reproduced signatures) shall be deemed to be original counterparts of this Certification of Trust and any person who is in possession of a photocopy of this executed Certification may, in good faith, rely upon the information it contains and shall not be liable to the Trustors, any Trustee or beneficiary for reliance upon the information herein contained.

(7) No person shall have received notice of any event upon which the use of this Certification of Trust depends unless said notice is in writing and until the notice is delivered to said person.

IN WITNESS WHEREOF, the undersigned declare under penalty of perjury that the foregoing is true and correct and that they have executed this Certification of Trust on November 3, 2016, in San Francisco County, California.

GEORGE C. WISNIEWSKI, JR.,
Trustor-Trustee

WENDY W. WISNIEWSKI,
Trustor-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On November 3, 2016, before me, Heather R. Stoneman, a Notary Public, personally appeared GEORGE C. WISNIEWSKI, JR. and WENDY W. WISNIEWSKI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

HEATHER R. STONEMAN
COMM. # 2156305
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
MY COMM. EXP. JUNE 26, 2020

Notary Public Signature

Notary Public Seal