THIS INSTRUMENT PREPARED BY
AND RETURN COPY TO:
Ted A. Burkhalter, Jr., Esq.
1500 West Broadway Avenue
Maryville, TN 37801
(865) 984-4080

Karen Johnson Davidson County
Batch# 861998 AFFIDAVIT
05/24/2022 01:42:13 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20220524-0060220

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

I, Ted A. Burkhalter, Jr., Attorney with Burkhalter & Ryan, P.C., with offices at 1500 West Broadway Avenue, Maryville, Tennessee, having personal knowledge of the facts herein stated, under oath depose and say as follows:

That Burkhalter & Ryan, P.C., prepared the Executor's Deed conveying the transfer of title to the property from the Estate of William D. Edmondson to WDE Family Trust, and more particularly described on Exhibit A attached hereto and incorporated herein by reference, three (3) parcels of real estate:

1. 0 HWY 100 - Map & Parcel 155 00 0 259.00
2. 8270 HWY 100 - Map & Parcel 155 00 0 111.00
3. 8284 HWY 100 - Map & Parcel 155 00 0 100.00

which was recorded in 20200729-0083085 on 7/29/2020 at 8:35 a.m., in the Davidson County Register of Deeds Office in Tennessee, omits the legal description of each parcel and misidentifies

1. Map & Parcel 155 00 0 259.00 as Map & Parcel 153 00 0 259.00; and
2. Map & Parcel 155 00 0 111.00 as Map & Parcel 153 00 0 111.00.

In order to correct said errors, I have attached Exhibit B which includes the legal description of each of said three (3) parcels and I note

1. Map & Parcel 153 00 0 259.00 should be identified as Map & Parcel 155 00 0 259.00; and
2. Map & Parcel 153 00 0 111.00 should be identified as Map & Parcel 155 00 0 111.00

Signed this 9th day of May, 2022

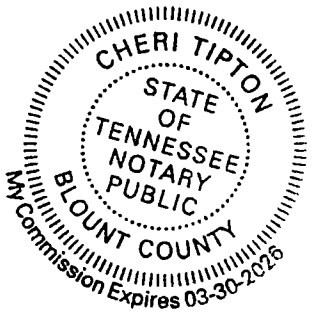
TED A. BURKHALTER, JR., ESQUIRE

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared TED A. BURKHALTER, JR., the within named Affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed, and delivered the foregoing instrument in my presence, and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 9th day of May, 2022.

Cheri Tipton
NOTARY PUBLIC
My Commission Expires: 3/30/2026



THIS INSTRUMENT PREPARED BY:
Burkhalter & Ryan, PC
2309 Columbine Place
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 445187 DEEDQC
07/29/2020 08:35:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200729-0083085

This deed is being prepared to evidence distribution of real property to a beneficiary and is exempt from tax pursuant to TCA 67-4-409(a)(3)(D).

Pursuant to TCA 67-4-409(a)(5) the valuation oath is intentionally omitted.

EXECUTOR'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
WDE Family Trust	Steven J Donnelly, Trustee	Map 155-00-0
544 W Main St, # 165	544 W Main St, # 165	Parcels 111, 100 & 259
Gallatin, TN 37066	Gallatin, TN 37066	

William D. Edmondson died on October 16, 2019, leaving a will dated August 23, 2019. The will was admitted to probate on December 5, 2019 in the 7th Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 19P2073. The will named Steven J. Donnelly as executor. The executor is duly qualified. All debts of the decedent have been paid. The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the will of William D. Edmondson and the laws of the State of Tennessee, Steven J. Donnelly, Executor, quitclaims to the WDE Family Trust, Steven J. Donnelly, Trustee, an irrevocable testamentary trust, in fee simple, all rights, title and interest as to the undivided one-third (1/3) interest held by the decedent in the following described real estate in Davidson County, Tennessee:

TRACT 1: Map 155-00-0, Parcel 259.00, 0 Hwy 100
A tract of land identified as Tract 1 in the Second Successor Trustee's Quitclaim Deed of record as instrument 20180326-0027878, Register's Office for Davidson County, Tennessee.

TRACT 2: Map 155-00-0, Parcel 100.00, 8284 Hwy 100
A tract of land identified as Tract 2 in the Second Successor Trustee's Quitclaim Deed of record as instrument 20180326-0027878, Register's Office for Davidson County, Tennessee.

TRACT 3: Map 155-00-0, Parcel 111.00, 8270 Hwy 100
A tract of land identified as Tract 3 in the Second Successor Trustee's Quitclaim Deed of record as instrument 20180326-0027878, Register's Office for Davidson County, Tennessee.

The aforesaid tracts being the same property conveyed to Robert E. Edmondson, William D. Edmondson and James W. Edmondson III, each to own an undivided one-third (1/3) interest as tenants in common by quitclaim deed from James W. Edmondson III in his capacity as Second Successor Trustee of "The James W. Edmondson, Jr. Revocable Trust Agreement, U/A/D May 9, 2005" of record as instrument 20180326-0027878, Register's Office for Davidson County, Tennessee.

This transfer is by Quitclaim and no warranties are made about the title.

Witness my hand at Nashville, Tennessee this 27th day of July, 2020.

ESTATE OF WILLIAM D. EDMONDSON

By _____
Executor

ATTACHMENT A

Division of TennCare

STATE OF TENNESSEE
DIVISION OF TENNCARE
310 GREAT CIRCLE ROAD, 4TH FLOOR
NASHVILLE, TENNESSEE 37243
Phone# 865-389-8444 / Fax# 615-413-1941

11/22/2019

TED BURKHALTER
LEGAL COUNSEL
2809 COLUMBINE PL
NASHVILLE, TN 37204

RE: WILLIAM EDMONDSON
Last Four Of SSN 5530

Dear TED BURKHALTER:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (865) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Tangela J. Howard

Tangela Howard
Supervisor

Tract 1, Map 155-00-0, Parcel 259.00, 0 Hwy 100:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Tract No. 2 on a Boundary Survey by Ragan-Smith-Associates, Inc. by John O. Spry (R.L.S. 727), dated September 27, 1991, last revised on October 7, 1991, and being more particularly as follows:

Beginning at an Iron pin set by a cedar post at the face of a rock wall on the north boundary line of Section II, Natchez Trace Estates, as recorded in Plat Book 4675, Page 54, R.O.D.C., TN, that is North 86 deg. 32' 16" West, 691 feet from the centerline of State Route 100, being the southwest corner of the property of J. W. Edmondson, Jr., as recorded in Deed Book 2276, Page 178, R.O.D.C., Tennessee, and the southeast corner of the herein-described tract; thence,

1. With a rock wall, the north boundary line of Section II, Natchez Trace Estates, North 86 deg. 32' 16" West, 170.00 feet to an iron pin set; thence,
2. With the common line between Tracts 1 and 2 as shown on the plat of the Boundary Survey of Robert C. Reasonover Property by Ragan-Smith-Associates, Inc. dated September 27, 1991, last revised October 7, 1991, Job No. 91-113, W.O. 3768, North 4 deg. 01' 32" East, 200.92 feet to an iron pin set; thence,
3. With a fence, the south boundary line of the property of J. W. Edmondson, Jr., as recorded in Deed Book 2498, Page 355, R.O.D.C, TN, South 86 deg. 47' 50" East, 297.08 feet to a P. K. nail set; thence,
4. With the West boundary line of the property of J. W. Edmondson, Jr., as recorded in Deed Book 2276, Page 178, R.O.D.C., TN, South 35 deg., 59; 22" West, 240.00 feet to the point of beginning and containing 47,005 square fee or 1.080 acres, more or less. (Given mispellings, etc. in the prior deed of record, a copy of the aforestated survey is appended hereto.)

Being the same property quitclaimed from !sham B. Bradley, Trustee, unto the James W. Edmondson, Jr. Revocable Trust, and to the Helen Louise Edmondson Revocable Trust of record in Instrument No. 20050526-0059245, Register's Office for Davidson County, Tennessee; and being the same property as originally conveyed by Mildred Ann Lineweaver, heir at law, with spouse, Robert V. Lineweaver, joining in, unto Helen Louise Edmondson and husband, James W. Edmondson, Jr., of record in Book 8489, Page 817, said Register's Office. The intestate interests of the tract of land and the adjacent Tract No. 1, per 1991 survey, of the land of Robert C. Reasonover and wife, Daisy B. Reasonover, intestate decedents, as also recited in Book 8489, Page 819, said Register's Office, and did set forth that Mildred Ann Lineweaver and Helen Louise Edmondson, were the only children and sole equal heirs at law of Reasonover, et ux. By virtue of the laws of intestate succession, the deed from Lineweaver, et ux and the inherited interest by Helen Louise Edmondson, all of which comprise the chain of title and original ownership, prior to establishing the revocable trust, as to the 1.080 tract of land, is set out above.

To further evidence the ownership interest of the decedent Reasonover, et ux tract of land in the chain of title, noted above, as inherited by Helen Louise Edmondson and

Mildred Ann Lineweaver, as equal heirs at law, reference is made to that certain Affidavit of Heirship/Inheritance by Affiant, Roger C. Brown, dated February 28, 2018, of record in Instrument No. 20180326-0027877, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, including being subject the 10' wide ingress/egress easement serving the adjacent tract of land as set forth in the deeds of record recited above, serving the Lineweaver tract of land; and that certain utility easement unto Harpeth Valley Utilities District of Davidson and Williamson Counties as described in Book 7598, Page 735, Register's Office for Davidson County, Tennessee.

This is improved property (outbuilding only) commonly known as 0 Hwy 100, Nashville, TN 37221.

Tract 2, Map 155-00-0, Parcel 100.00, 8284 Hwy 100:

Land in the 9th, formerly the 14th, Civil District of said County, described partly according to a survey made by Geo. W. Watkins, Surveyor, March 1955, as follows:

Beginning at a point in the western boundary line of the 8.25 acre tract of land conveyed to James William Edmondson, Jr. and wife, by Ida C. Boyd, by deed of record in Book 2276, Page 178, Register's Office for said County, said point being North 36 deg. East 240 feet from the southwest corner of said Edmondson property; thence with the western boundary line of said Edmondson property, North 36 deg. East 241 feet to the southeast corner of the 35.16 acre tract of land conveyed to Walter Frank Crafton, by Frank Crafton, et al, by deed of record in Book 2396, Page 382, said Register's Office; thence with the southern boundary line of said Walter Frank Crafton property; thence South 2 deg. West 200 feet; thence North 87 deg. East 540 feet, more or less, to the beginning, containing 2 1/2 acres, more or less.

Being the same property quitclaimed from Isham B. Bradley, Trustee, unto the James W. Edmondson, Jr. Revocable Trust, and to the Helen Louise Edmondson Revocable Trust of record in Instrument No. 20050526¬0059245· Register's Office for Davidson County, Tennessee; and being the same property as originally conveyed to James W. Edmondson, Jr. and wife, Helen Louise Edmondson, from Ida C. Boyd in Book 2498, Page 355, said Register's Office.

This tract conveyance is made together with, and subject to, any and all restrictions and easements of record, and means of ingress and egress thereto from the public way serving the tract of land.

This is improved property commonly known as 8284 Hwy 100, Nashville, TN 37221.

Tract 3, Map 155-00-0, Parcel 111.00, 8270 Hwy 100:

Land in the 9th, formerly the 14th, Civil district of Davidson County, Tennessee, being Tract No. 1 on a survey made by George W. Watkins, Surveyor, February 4, 1954, described according to said survey as follows:

Beginning at a point in the center of Highway 100 or Harding Pike at the northeast corner of a part of Lot No. 6 on the map showing subdivision of J. C. Satterfield's farm as of record in Book 421, page 135, Register's Office for said County, conveyed to C. W. Kempkau by decree of chancery Court at Nashville and recorded in Book 1040, Page 473, said Register's Office; thence with the center of said Highway, North 36 deg. 30' East 451 feet to a railroad spike in the southeast corner of Tract No. 2 on said survey conveyed to Walter Frank Crafton by deed from James A. Newman, Trustee, of record in Book 2249, Page 465, said Register's Office; thence with the line between tracts Nos. 1 and 2, North 48 deg. 30' West 586.2 feet to an iron pin; thence South 36 deg. West 858 feet, more or less, to a point in the northern boundary line of the said Kempkau property; thence with said Kempkau's northern boundary line, South 87 deg. 30' East 660 feet, more or less, to the beginning, containing 8.25 acres, more or less.

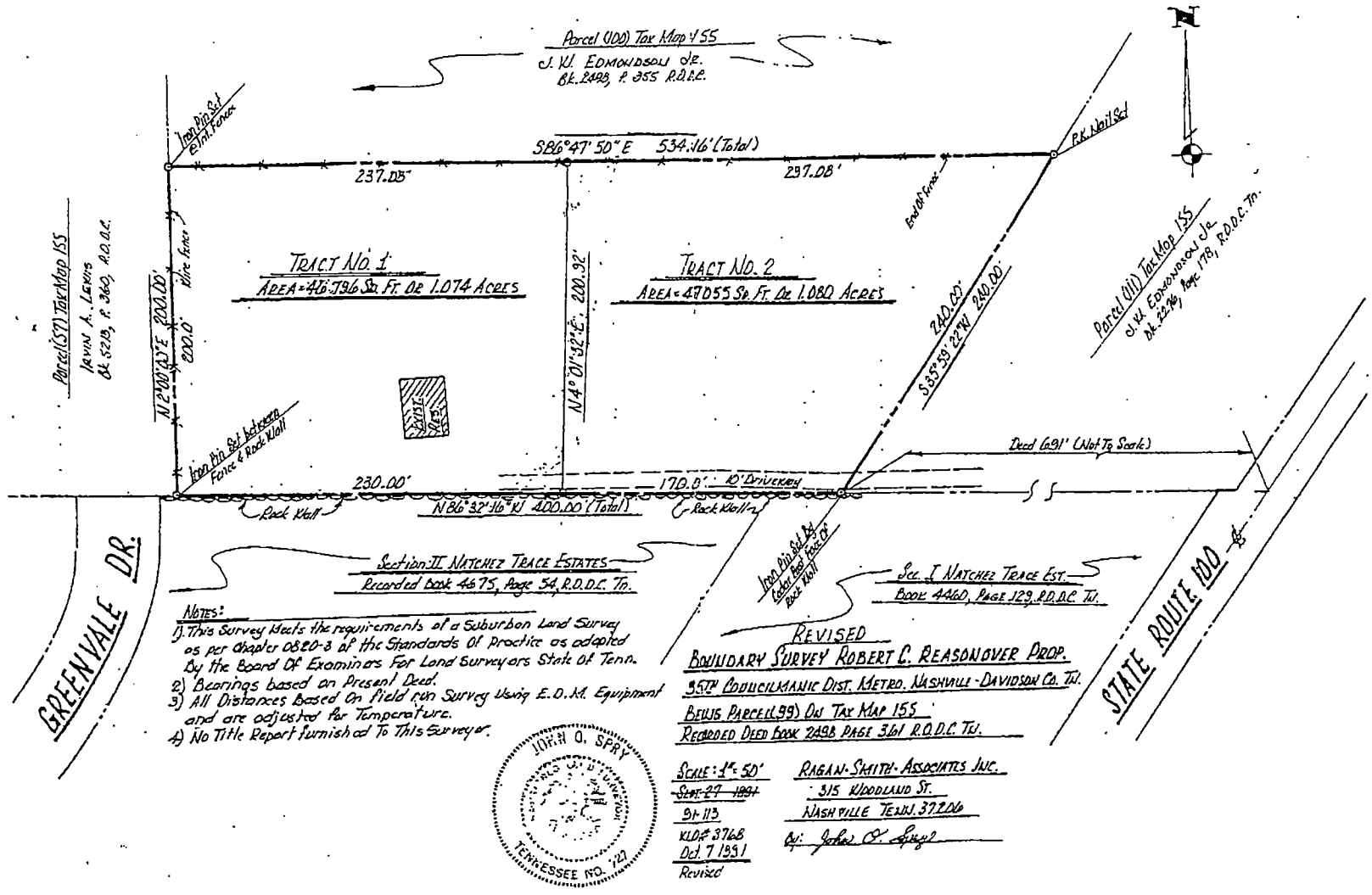
Being the same property quitclaimed from Isham B. Bradley, Trustee, unto the James W. Edmondson, Jr. Revocable Trust, and to the Helen Louise Edmondson Revocable Trust of record in Instrument No. 20050526-0059245, Register's Office for Davidson County, Tennessee; and being the same property as originally conveyed unto James W. Edmondson, Jr. and wife, Helen Louise Edmondson, by deed from Ida C. Boyd of record in Book 2276, Page 178, said Register's Office.

This tract of land is subject to that certain 10' ingress and egress easement serving the tracts above and the land of Lineweaver, and is subject to the that certain agreement for dedication of easement for sewer line crossing said tract of land unto Harpeth Valley Utilities District of Davidson and Williamson Counties of record in Book 7598, Page 735, Register's Office for Davidson County, Tennessee; and any and all other restrictions and easements of record.

This is improved property commonly known as 8270 Hwy 100, Nashville, TN 37221.

As to the three tracts of land above, an Abstract of the James W. Edmondson, Jr. Revocable Trust is of record in Instrument No. 20180226-0017871, Register's Office for Davidson County, Tennessee, and an Abstract of the Helen Louise Edmondson Revocable Trust is of record in Instrument No. 20180226-0017872, said Register's Office. The revocable trust instruments were both created and established under documents dated May 9, 2005. James W. Edmondson, Jr. died on September 5, 2015, survived by his wife, Helen Louise Edmondson. Helen Louise Edmondson died on December 3, 2017. The respective trust instruments provided *inter alia* that the surviving spouse was to be the trustee to serve and carry out the terms and provisions of the trust intrument(s). Further, should the spouse not survive, James W. Edmondson III, aka James William Edmondson III, was named as Second Successor Trustee, to carry out the provisions of the trust and duly empowered to

terminate the trust and to assign, transfer, and convey the trust corpus, the lands above, in equal shares to James W. Edmondson III, Robert E. Edmondson, and William D. Edmondson.



NOTES:

1) This Survey Meets the requirements of a Suburban Land Survey as per chapter 0820-3 of the Standards Of Practice as adopted By the Board Of Examiners For Land Surveyors State Of Tenn.
2) Bearings based on Present Deed.
3) All Distances Based On field run Survey Using E.D.M. Equipment and are adjusted for Temperature.
4) No Title Report furnished To This Surveyor.

JOHN O. SPRY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 122

REVISED

BOUNDARY SURVEY ROBERT C. REASONOVER PROP.

35TH COUNCILMANIC DIST. METRO. NASHVILLE - DAVIDSON CO. TN.

BEING PARCEL (99) ON TAX MAP 155

RECORDED DEED BOOK 2498 PAGE 361 R.O.D.C. TN.

SCALE: 1" = 50'

~~SEPT. 27 1991~~

91-113

KLD# 3768

Oct. 7 1991

Revised

RAGAN-SMITH-ASSOCIATES INC.

315 WOODLAND ST.

NASHVILLE TENN. 37206

By: John O. Spry