This instrument prepared by:

J. David Dillon
Dillon Estate Counsel, PLC
P.O. Box 158129
Nashville, TN 37215-8129
Ph. 615-970-70685

Karen Johnson Davidson County
Batch# 884478 DEEDWARRSP
07/06/2022 10:51:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220706-0077814

TRUSTEE'S SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
% John Gregory Jones		
P.O. Box 218460	Same	126-15-B-144CO
Nashville, TN 37221		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ROBIN JONES THOMPSON, as PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE DENNISON JONES and as TRUSTEE OF THE TRUST CREATED BY THE LAST WILL AND TESTAMENT OF LORRAINE DENNISON JONES FOR THE BENEFIT OF JOHN GREGORY JONES (hereinafter "Grantor"), by these presents does hereby transfer and convey in fee simple unto JOHN GREGORY JONES (hereinafter "Grantee"), his successors and assigns, any and all of Grantor's right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

A CERTAIN TRACT of improved land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 144 on the plan of Section One, Lexington Point Subdivision of record in Instrument No: 200008300085624, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by deed from Cecil D. Branstetter of record in Book 11669, Page 837, Register's Office for said County, to

which plan reference is hereby made for a more complete and accurate description, and further being the same property conveyed to Lorraine Jones, unmarried, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation to Lorraine Jones dated July 27, 2001 of record in Instrument 20010803-0083053 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 7108 Commonwealth Court, Nashville, TN 37221.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to LORRAINE JONES (also known as LORRAINE DENNISON JONES), and the draftsperson assumes no liability as to the accuracy thereof. LORRAINE DENNISON JONES died on December 21, 2021, a resident of Davidson County, Tennessee and her Last Will and Testament bequeathed the above property to the TRUST CREATED BY THE LAST WILL AND TESTAMENT OF LORRAINE DENNISON JONES FOR THE BENEFIT OF JOHN GREGORY JONES (the "Trust") which was established by Article VI of the Last Will and Testament of LORRAINE DENNISON JONES executed on March 13, 2009, which was duly admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee on January 28, 2022 in Docket Number 22P69. Said Trust was terminated by a Nonjudicial Settlement Agreement dated April 27, 2022 which entered into by all beneficiaries to said Trust and which was subsequently approved by an Order Approving Nonjudicial Settlement Agreement by the Seventh Circuit Court for Davidson County, Tennessee on June 3, 2022, in Docket Number 22P69. Said Nonjudicial Settlement Agreement directs the Grantor to distribute the principal of the Trust to the Grantee.

The Personal Representative of the Estate of LORRAINE DENNISON JONES joins in this conveyance for the purpose of releasing any interest the Estate may have in said

property. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors, and assigns, forever. Grantor warrants title to the above-described real property only in its capacity as Personal Representative and Trustee against all persons claiming under Grantor, but not any further or otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 29th day of June, 2022.

Robin Jones Thompson PR + Trustee
ROBIN JONES THOMPSON, PERSONAL REPRESENTATIVE and TRUSTEE, Grantor

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, J. David Dillon, a Notary Public of this County and State, ROBIN JONES THOMPSON as PERSONAL REPRESENTATIVE and TRUSTEE as stated herein the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 29 day of June, 2022

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/7/2023

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(H).