Karen Johnson Davidson County
Batch# 884478 DEEDWARRSP
07/06/2022 10:51:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220706-0077815

This instrument prepared by:

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

TRUSTEE'S SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
% John Gregory Jones		
P.O. Box 218460	Same	141-6-A-6
Nashville, TN 37221		9DA-81622

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. 15 on the revised plan of Section One Poplar Ridge, of record in Book 7900, Page 206, Register's Office for said County.

Said Lot No. 15 fronts 76.69 feet on the westerly margin of Poplar Valley Court and extends back 122.54 feet on the northerly line and 122.30 on the southwesterly line to a dead line in the rear, measuring 33.0 feet thereon.

BEING the same property conveyed to Timothy W. Arrington and wife, Kyla C. Arrington by deed from Jeffery Lawrence Hunt and wife, Maryanne Kane Hunt of record in Book 9106, Page 288, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Lorraine Jones, unmarried, by deed from Timothy W. Arrington and wife, Kyla C. Arrington dated October 2, 1998 of record in Book 11154, Page 37, Register's Office for Davidson County, Tennessee.

This is improved property, known as 603 Poplar Valley Court, Nashville, Tennessee, 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).