Karen Johnson Davidson County
Batch# 903679 DEEDQC
08/15/2022 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220815-0092529

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Dudley W. Warner II, Trustee Dudley W. Warner II Trust 2914 Wellesley Trace Nashville, TN 37215	Dudley W. Warner II, Trustee Dudley W. Warner II Trust 2914 Wellesley Trace Nashville, TN 37215	117 06 0A 010.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Dudley Warner and wife, Beth Warner, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Dudley W. Warner II, Trustee, and his successors in trust, of the Dudley W. Warner II Trust dated January 10, 2007 as amended and restated on August 15, 2022 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3-A as shown on the Plan of Lot No. 3, Wellesley Trace, Revision No. 2, Section 2, of record in Book 5210, page 240, Register's Office for said County, to which plan reference is here made for a more complete description thereof, together with the appurtenant interest in the common and limited common areas as shown on said plan and as set out in the Master Deed and By-Laws of Wellesley Trace Home Owner's Association, Inc., of record in Book 5054, pages 633 and 649, said Register's Office, as made applicable to Unit No. 3-A by amendment thereto of record in Book 5547, page 175, said Register's Office.

Being part of the same property conveyed to Dudley Warner and Associates, Inc. by deed from Dudley Warner and wife, Beth G. Warner, of record in Book 5222, page 804, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed by said corporation to Dudley and Beth G. Warner by deed of record in Book 5565, page 89, said Register's Office, and being the same property in which a life estate interest was conveyed to Dudley E. Green and wife, Ruth H. Green, by Warranty Deed from Dudley Warner and wife, Beth G. Warner, of record in Book 5565, page 82, Register's Office for Davidson County, Tennessee. The said Dudley E. Green died on or about June 3, 1994, and the said Ruth E. Green, died on or about March 4, 2012, and the property vested in Dudley Warner and wife, Beth G. Warner.

The legal description is the same as the previous deed of record.

This is improved property known as 2914 Wellesley Trace, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the Property entirely in the name of Dudley W. Warner II, Trustee, and his successors in trust of the Dudley W. Warner II Trust, and to dissolve the tenancy by the entirety interest of Dudley Warner and wife, Beth G. Warner pursuant to T.C.A §66-1-110.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 15th day of August, 2022.

Dudley Warner, Grantor

Beth Warner, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Dudley Warner, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15th day of August, 2022.

Notary Public

My Commission Expires: 11/6/2023

LARRY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Beth Warner, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15TH day of August, 2022.

Notary Public

My Commission Expires: 11/6/2023

LARRY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. §67-4-409(a)(3)(A) and T.C.A. §67-4-409(a)(3)(F).

Dudley Warner, Affiant

Subscribed and sworn to before me this 15TH day of August, 2022.

Notary Public

My Commission Expires: 11/6/2023

LARRY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 15th, 2022.

Carla L Lovell

Carla L. Lovell

8/15/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15TH day of AUGUST, 2022.

Notary Public

My Commission Expires: 11/6/2023

