This instrument prepared by:
Julia M. Alley
Joel R. Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37024-0546

Karen Johnson Davidson County
Batch# 921315 DEEDWARRSP
09/26/2022 11:07:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220926-0106216

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Warner Trust Harrison F. Warner, Trustee Noelle W. Warner, Trustee 4203 Sneed Road Nashville, TN 37215	Same as New Owner	13004005600

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Harrison F. Warner and spouse, Noelle W. Warner**, hereinafter Grantors, does transfer and convey unto **Harrison F. Warner and Noelle W. Warner, Trustees of the Warner Trust dated September 1, 2022** hereinafter Grantees, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 1 on the Plan of Bellemeade Annex Subdivision of record in Book 547, Page 66, Register's Office for said County.
>
> Said part of Lot No. 1 fronts 100 feet on the westerly margin of Sneed Avenue now known as Sneed Road and extends back between parallel lines 295 feet to a 5 foot reserved strip.
>
> Being the same property conveyed to **Harrison F. Warner and spouse, Noelle W. Warner** by deed from **Robert M. Riley and spouse, Laura B. Riley,** of record in Instrument No. 20070423-0048052, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

State of Tennessee
County of Williamson

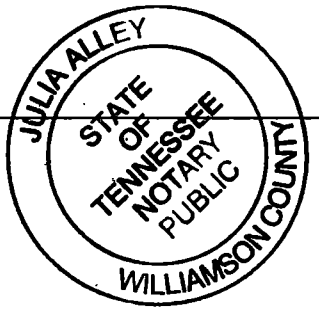
The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Subscribed and sworn to before me this
1st day of September, 2022.

Harrison F. Warner, Trustee, Grantee

Julia Alley

Notary Public
My Commission Expires: 2-25-2026



This is improved property known as 4203 Sneed Road, Nashville, Tennessee 37215.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their heirs, successors and assigns in fee simple forever.

Grantees, as Trustees, have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement. The property and its proceeds have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantors do now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns against all persons claiming the same from, through or under Grantor, but not further or otherwise.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 my hand this 1st day of September, 2022.

Harrison F. Warner, Grantor

Noelle W. Warner, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Harrison F. Warner and Noelle W. Wainwright, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2022.

Notary Public
My Commission Expires: 2-28-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY