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

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 991675 DEEDWARRSP
04/13/2023 08 32 02 AM 3 pgs
Fees $17 00 Taxes: $0 00
20230413-0027050

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Burns Family Trust Lawrence E. Burns, Jr. Trustee Veronica W. Burns, Trustee 2176 Golf Club Lane Nashville, TN 37215	St. Thomas Credit Union Attention: Will Dunn 4230 Harding Road Suite 103 Nashville, TN 37205	117 07 0 A 173 00C0

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Lawrence Burns and wife, Veronica Burns**, hereinafter Grantors, have bargained and sold, and by these presents do quitclaim, transfer and convey unto **Lawrence E. Burns, Jr. and Veronica W. Burns, Trustees of the Burns Family Trust dated April 7, 2023**, 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, more particularly described on Exhibit "A" hereto.

> Being the same property conveyed to Lawrence Burns and Veronica Burns by deed from John R. Braden and wife, Suzanne G. Braden of record in Instrument No. 20180807-0077469, 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 all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 2176 Golf Club Lane, 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 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.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has 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 Grantor does now and will forever warrant and defend the title to the herein described real property to Grantee, 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 on April 7, 2023

Lawrence Burns, Grantor

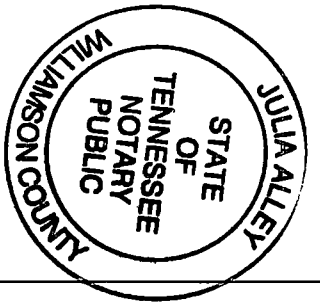
Veronica Burns

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Lawrence Burns and Veronica Burns with whom I am personally acquainted and who upon oath acknowledged he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 7, 2023.

Notary Public
My Commission Expires: 2-28-2026



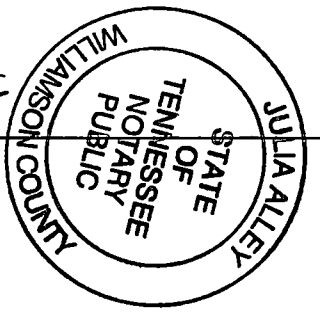
State of Tennessee
County of Williamson

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 created by Grantor.

Subscribed and sworn to before me on April 7, 2023.

Lawrence E. Burns, Jr., Trustee, Grantee

Notary Public
My Commission Expires. 2-28-2026



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EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 173, on the Plan of Gloucester Square, as of record in Plat Book 4460, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Braden and wife, Suzanne G. Braden by deed dated January 18, 1980 from William D. Tribble and wife, Virginia A. Tribble of record in Book 5557, page 416, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 117 07 0 A 173 00CO.
2. Restrictive covenants contained in an instrument of record in Book 4548, page 217, amended in Book 5915, page 274, Instrument No. 20110412-0028198, Instrument No. 20110517-0037597, and Instrument No. 20150414-0032622, Register's Office for Davidson, County, Tennessee.
3. By-Laws of Gloucester Square, of record in Book 4579, page 86, amended in Book 4685, page 177, Instrument No. 20110412-0028197, and Instrument No. 20120626-0055964, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Gloucester Square, of record in Book 4579, page 77, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4460, page 50, Register's Office for Davidson County, Tennessee.