ADDRESS NEW OWNER: John M. Jackson
Barbara Albers Jackson
NEW OWNER

Karen Johnson Davidson County
Batch# 1057844 DEEDWARR
10/04/2023 04:04:30 PM 5 pgs
Fees: $28.00 Taxes: $2,201.50
20231004-0078300

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 155-08-0E-073.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **George James McKinzie and Joyce Marie McKinzie, Trustees under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust"** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **John M. Jackson and Barbara Albers Jackson, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Resubdivision of Bellevue Highlands, Phase 2, a Planned Unit Development, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George James McKinzie and Joyce Marie McKinzie, as Trustees under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust," by deed from George James McKinzie and his wife, Joyce Marie McKinzie, dated September 10, 2019 and recorded September 11, 2019, of record in Instrument No. 20190911-0091955, Register's Office for Davidson County, Tennessee.

See Certification of Trust attached hereto and made a part hereof.

This is property with a common address of 7428 Kreitner Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid by the Grantor at closing.(2) All matters as shown on the Plan of Resubdivision, Bellevue Highlands, Phase 2 of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee.(3) All matters as shown on the Boundary Plat of Bellevue Highlands of record in Plat Book 9700, Page 955, said Register's Office.(4) Declaration of Protective Covenants for Bellevue Highlands Subdivision of record in Book 11592, Page 670, amended in Instrument No. 20101104-0088413, said Register's Office.(5) Bylaws of Bellevue Highlands Homeowners' Association, Inc. of record in Book 11592, Page 707 (Exhibit "C" of the Declarations), said Register's Office.(6) Stormwater Detention Agreement of record in Book 11509, Page 615, said Register's Office.(7) Quitclaim Deed to Bellevue Highlands Homeowners' Association, Inc. for all Open Space of record in Instrument No. 20020506-0054929 (Phase 1 and Phase 2), said Register's Office.(8) Perpetual, non-exclusive ingress and egress easement for the purpose of maintaining open space of record in Instrument No. 20021105-0136032 (Phase 2), said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of October 2023.

X George James McKinzie Trustee
George James McKinzie, Trustee under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust"

X Joyce Marie McKinzie, Trustee
Joyce Marie McKinzie, Trustee under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George James McKinzie, Trustee under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust" and Joyce Marie McKinzie, Trustee under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust," with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained as their free act and deed..

Witness my hand and official seal at office this 3rd day of October 2023.

Notary Public
My Commission Expires: 7-9-24

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $595,000.00.

Affiant

Subscribed and sworn before me this 4th day of October 2023.

Notary Public
My Commission Expires: _____

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026

File No. 2309-147

CERTIFICATION OF TRUST

TO WHOM IT MAY CONCERN: This Certification of Trust is offered to you pursuant to Section 35-15-1013, Tennessee Code Annotated, for the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust," (the "Trust"), the undersigned certifies as follows:

1. The name and date of the trust that is currently in full force and effect is:
   "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust"
   The name of the Grantor(s): George James McKinzie and Joyce Marie McKinzie
2. The name of the currently acting Trustees of the trust: George James McKinzie and Joyce Marie McKinzie
3. The Trustees may exercise, without prior approval from any court, all the powers conferred by the trust agreement and any powers conferred by law, including, without limitation, those powers set forth in the Tennessee Fiduciaries' Powers Act.
4. The trust is revocable until the death of the Grantors. During either of the Grantor's lives, s/he may revoke the Trust.
5. There are no other acting Trustees other than George James McKinzie and Joyce Marie McKinzie.
6. The named successor Trustees are:
   a. Either Trustee can serve alone if a Trustee is unable to serve; and
   b. If both Trustees are unable to serve, then Jeffry Paul McKinzie shall serve as Successor Trustee
7. The trust qualifies as a "Grantor Trust" under Sections 671 to 677 of the Internal Revenue Code so that, for federal income tax purposes, George James McKinzie and Joyce Marie McKinzie, will be treated as the owner(s) during either of their lifetimes.
8. The taxpayer identification number of the trust is either George James McKinzie and Joyce Marie McKinzie Social Security number.
9. Assets owned by the trust should be titled as follows: George James McKinzie and Joyce Marie McKinzie, Trustee, under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust" or George James McKinzie and Joyce Marie McKinzie, Trustees, under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust." Under said Trust, any reference to Trustee shall refer to Trustees.
10. That reference to George James McKinzie and Joyce Marie McKinzie, Trustee, under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust" or George James McKinzie and Joyce Marie McKinzie, Trustees, under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust" shall refer to the granting clause in the deed in Instrument No. 20190911-0091955, said Register's Office, "George James McKinzie and Joyce Marie McKinzie, having an address as 7428 Kreitner Drive, Nashville, TN 37221, as Trustee under the Declaration of Trust of even date herewith, known as the George James McKinzie and Joyce Marie McKinzie Living Trust, made by George James McKinzie and Joyce Marie McKinzie." In said deed, any reference to Trustee shall refer to undersigned Trustees.
11. The undersigned Trustees state that, to the best of the Trustees' knowledge, the trust has not been revoked, terminated, modified or amended in any manner that would cause the representations in this Certification of Trust to be incorrect. The "Certificate of Trust Existence and Authority" executed by the undersigned Trustees September 10, 2019, remains accurate in its terms.
12. All other trust provisions are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustees.
13. The undersigned Trustees are currently the acting Trustees of the trust and declare that the foregoing statements and any attached exhibits are true and correct, under penalty of perjury.

This Certification of Trust is dated effective as of October 4, 2023.

George James McKinzie Trustee

George James McKinzie, Trustee under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust"

Joyce Marie McKinzie, Trustee

Joyce Marie McKinzie, Trustee under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust"

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George James McKinzie, Trustee under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust" and Joyce Marie McKinzie, Trustee under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust," with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained as their free act and deed..

Witness my hand and official seal, this the 3rd day of October 2023.

Notary Public
My Commission Expires: _____

SANDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County
Commission Expires: JULY 3, 2027

Cert of Trust
2309-147

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do 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 October 4th, 2023 (date of document).

Cindy S. Smith, Affiant

10/04/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 4th day of October, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026