This instrument prepared by:

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Nashville, TN 37201
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Karen Johnson Davidson County
Batch# 1103303 DEEDQC
02/21/2024 12:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240221-0011924

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map and Parcel
John Sloan Warner and Margaret Smith Warner, Trustees of the Warner Community Property Trust 4428 Sheppard Place Nashville, TN 37205	Same	130-06-0-029.00 Davidson County

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John S. Warner and Margaret S. Warner, husband and wife, (the "Grantors"), by these presents hereby quitclaim, transfer and convey to John Sloan Warner and Margaret Smith Warner, Trustees of the Warner Community Property Trust u/t/a dated February 15, 2024 (the "Grantee"), its successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of Grantors' right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

Being the east part of Lot No. 7 on the plat of the subdivision of Lot No. 47 in Belle Meade, as of record in Book 421, Page 169, Register's Office for said County, described as follows:

Beginning at the northwest corner of Sheppard Place and Jackson Boulevard, being the southeast corner of said Lot No. 7; thence with the northerly margin of Sheppard Place westwardly 100 feet; thence northwardly 225 feet, more or less, to a point on the north line of said plan of lots, 150 feet westerly from the westerly margin of Jackson Boulevard; thence with said line eastwardly 150 feet to the westerly line of said Boulevard; thence with the westerly line of said Boulevard southwardly 279-1/2 feet to the beginning.

Being the same property conveyed to John S. Warner and Margaret S. Warner, husband and wife, by Warranty Deed from Alex F. Wade and Edna Wade, husband and wife, recorded on the 2nd day of July, 1965 in Book 3908, Pages 698-699, in the Register's Office of Davidson County, Tennessee.

The above description is identical to that contained in the prior deed of record.

This is improved property known as 4428 Sheppard Place, Nashville, TN 37205.
Tax Parcel ID Number: 130-06-0-029.00

IN TESTIMONY WHEREOF, the Grantors have executed this deed on the 15 day of Feb, 2024.

JOHN S. WARNER

Margaret S. Warner
MARGARET S. WARNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared JOHN S. WARNER, 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 this 15th day of February, 2024.

R. ETHAN WARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 9, 2026

R. Ethan Ward
Notary Public
My Commission Expires: 12/9/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared MARGARET S. WARNER, 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 this 15th day of February, 2024.



Notary Public
My Commission Expires: 12/9/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

WITNESS my hand, at office, this 15 day of February, 2024.



Notary Public
My Commission Expires: 1/24/28

37080139.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Feb 15, 2024 (date of document).

Affiant Signature

02/21/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of February, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

