Karen Johnson Davidson County
Batch# 1236864 DEEDQC
02/13/2025 01:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250213-0011083

This instrument prepared by:
Bass, Berry & Sims PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, TN 37203
615-742-6200

TRUSTEE'S QUITCLAIM DEED

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

Margaret Smith Warner (the "Decedent") died on November 9, 2024, leaving her spouse, John Sloan Warner (the "Trustee"), as sole surviving Trustee of the Warner Community Property Trust u/t/a dated February 15, 2024, (the "Trust"). The Trust owns the real property described below (the "Property"). Pursuant to the terms of the Trust, upon the death of the Decedent the Property passes outright to John Sloan Warner.

Now therefore, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, John Sloan Warner, as Trustee of the Warner Community Property Trust, by these presents does hereby quitclaim, transfer and convey to John Sloan Warner, individually, all of the Trust's right, title and interest in and to certain real property in Davidson County, Tennessee, which is 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 Sloan Warner and Margaret Smith Warner, Trustees of the Warner Community Property Trust, by Quitclaim Deed from John S. Warner and Margaret S. Warner, husband and wife, recorded on February 21, 2024, Instrument No. 20240221-0011924, in the Register's Office of Davidson County, Tennessee; Margaret Smith Warner having died on November 9, 2024.

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 Grantor has executed this deed on the 6th day of February, 2025.

JOHN SLOAN WARNER, TRUSTEE OF THE
WARNER COMMUNITY PROPERTY TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared JOHN SLOAN 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 6th day of February, 2025.

STEPHANIE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-5-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

WITNESS my hand at office, this 6th day of February, 2025.

STEPHANIE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-5-2028

46399727.2

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 6, 2025 (date of document).

Affiant Signature

02/13/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of February, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026