New Owner: Anne S. Shahan, Trustee CONSIDERATION: NONE
2431 NW 41st Street, #1310
Gainesville, FL 32606 ↖ RETURN TO:
This instrument was prepared by: WALTER M. TOVKACH, ESQ.
WATSON, FOLDS, STEADHAM,
CHRISTMANN, BRASHEAR,
TOVKACH & WALKER

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QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 13 day of August, A.D. 1992, by ANNE S. SHAHAN, SS# [redacted]12-[redacted]87, Grantor, whose address is 2431 NW 41st Street, #1310, Gainesville, Florida, 32606, to **ANNE S. SHAHAN, TRUSTEE OF THE ANNE STOBIE SHAHAN REVOCABLE INTER VIVOS TRUST,** dated July 23, 1992, FID/SS# [redacted]-8487 Grantee, whose address is 2431 NW 41st Street, #1310, Gainesville, Florida, 32606, (wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires):

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following-described lot, piece or parcel of land, situate, lying and being in the County of Davidson, State of Tennessee, to-wit:

TAX MAP NO. 115-2 and TAX PARCEL NO. 73

Being Lot No. 153 on the Plan of Crestmeade, Section 3, as of record in Book 2331, page 150, Register's Office for said county.

Said Lot No. 153 fronts 129.5 feet on the southerly side of Sparta Road and extends back 349.1 feet on the easterly line and 354.6 feet on the westerly line to a dead line, measuring 149.3 feet thereon.

Being part of the real property conveyed to Gerald Averbuch and Martin L. Zeitlin, by deed from Eugene Pargh and wife, dated April 11, 1958, filed May 13, 1958, and recorded in Book 2748, page 341, said Register's Office.

TO HAVE AND TO HOLD the said described property with all and singular rights, members and appurtenances thereunto appertaining unto the said Trustee, in Trust nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

Full power and authority is hereby granted to said Trustee and their successors to protect and conserve said property; to sell, contract to sell and grant options to purchase said property and any rights, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever, in, to or about said property or any part thereof.

No party dealing with said Trustee in relation to said property in any manner whatsoever, and (without limiting the foregoing) no party to whom said property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on said property, or (b) to see that the terms of this trust have been complied with or (c) to inquire into the authority, necessity or expedience of any act of said Trust, or (d) be privileged to inquire into any of the terms of said Trust

Agreement. Every deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of the delivery thereof this trust was in full force and effect, (b) that such instrument was executed in accordance with the trusts, terms and conditions hereof and of said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee were duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his or their predecessor in trust.

The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of said property. Such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Lance D. Tolbert
Print Name: Lance D. Tolbert

Marilyn Bedell
Print Name: Marilyn Bedell

Anne S. Shahan
ANNE S. SHAHAN

STATE OF FLORIDA)
COUNTY OF ALACHUA)

The foregoing instrument was acknowledged before me this 13th day of August, 1992 by ANNE S. SHAHAN.

Shelby H. Goode
Print Name: SHELBY H. GOODE
Notary Public at Large
My Commission Expires:
My Commission Number: CC 212787

NOTARY PUBLIC: STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 27, 1995
BONDED THRU AGENT'S NOTARY BROKERAGE

Personally Known ✓ Produced Identification _____

Type of Identification _____

T53-SHAHAN2

OATH:

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The actual consideration or value, whichever is greater, for this transaction is $0.

Witnesses:

Lance A. Filbert

Marilyn Bedell

Anne S. Shahan
ANNE S. SHAHAN

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 13 day of August, 1992 by ANNE S. SHAHAN.

Sheila H Goode
Print Name: SHEILA H. GOODE
Notary of Public
My Commission Expires:
My Commission Number: CC122787

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 27, 1995
BONDED THRU AGENT'S NOTARY BROKERAGE

Personally Known ✓ Produced Identification _____

Type of Identification _____

37689

RECORDED REFERENCE

AUG 19 2:03 PM 92

DAVIDSON COUNTY, TN

1675 08/19 0101 03CHECK 12.00

T53-SHAHAN3