BILL GARRETT, Davidson County
Trans:T20100065440 DEEDQC
Recvd: 10/15/10 10:19 4 pgs
Fees:22.00 Taxes:0.00
20101015-0082680

THIS INSTRUMENT
PREPARED BY:
McCann Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value,

whichever is greater, for this transfer is $0.00.

Natalie J. Meador
AFFIANT

Subscribed and sworn to before me
this 21 day of June, 2010.

Maria Alfaro
NOTARY PUBLIC
My Commission Expires: 05/06/2013

ADDRESS OF NEW OWNER:
Michael S. Bligh, Trustee
Duran-Samayoa
Revocable Living Trust
366 Fairlane Drive
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Map/Parcel: 147-16-0-107.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Nelly Duran Samayoa, unmarried, and Ygnacio Emilio Duran, unmarried** , Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Michael S. Bligh, Trustee of the Duran-Samayoa Revocable Living Trust,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot. No. 326, on the Plan of Fairlane Park, Section 3, of record in Plat Book 2331, page 145 and 146, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nelly Duran Samayoa, married, and Ygnacio Emilio Duran, unmarried by Warranty Deed, from Thomas E. Luteran, unmarried of record in Instrument No. 20030220-0022741, Dated January 29, 2003, Register's Office for Davidson County, Tennessee. The prior deed erroneously listed Nelly Duran Samayoa as married. Nelly Duran Samayoa has never been married.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the

29th day of June, 2010.

Nelly Duran Samayoa
Nelly Duran Samayoa

Ygnacio E. Duran
Ygnacio Emilio Duran

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nelly Duran Samayoa, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 29 day of June, 2010.

Maria Alfaro
Notary Public

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

My Commission Expires: 05/06/2013

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ygnacio Emilio Duran, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 29 day of June, 2010.

Maria Alfaro
Notary Public

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

My Commission Expires: 05/06/2013

Certificate of Trust Existence and Authority

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, being first duly sworn, certifies as follows:

1. He/she/they is/are the Settlor(s) of the Michael S. Bligh, Trustee of the Duran-Samayoa Revocable Living Trust under a trust agreement dated 29th day of June, 2010 which was the date of its execution.

2. The Settlor's address is: 366 Fairlane Drive, Nashville TN 37211

3. The name(s) and address(es) of all persons who are now trustees are as follows:

   Michael S. Bligh 392 Harding Place #250, Nashville, TN 37211

4. The name(s) and address(es) of all persons and successor trustees who are not now trustees of the trust are as follows:

   Douglas Dominguez 3724 Priest Lake Drive Nashville TN 37217
   Rosie Dominguez 3724 Priest Lake Drive Nashville TN 37217

5. The trust affect real property legally described as:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Fairlane Park Section 3, of record in Plat Book 2331, Pages 145 and 146, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas E. Luteran, unmarried by Warranty Deed from Bruce A. Pletcher and wife, Sally H. Pletcher, dated January 24, 1997, of record in Book 10333, Page 125, said Register's Office. THIS

Jennifer E. Luteran joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Thomas E.Luteran.

CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 366 Fairlane Drive, Nashville, TN 37211

6. The trust, in its current form, provides in pertinent part as follows:

POWERS OF THE TRUSTEE

The Trustee shall have the powers to provided in the Estates and Protected Individuals Code (EPIC), as amended (1998 PA 386, MCL 700.1101, et seq.), including the right to renounce or disclaim any interest on behalf of the Trust, which the Settlor(s) incorporates by reference as EPIC exists on the date of this Trust, except as other provisions of this Trust specifically provide to the contrary. The Trustee may exercise any power or take any action which a prudent person would do or perform during trust administration without court or other authorization, including, but not limited to:

The power to sell, exchange, give options upon, partition, lease, mortgage, pledge or convey any real or personal property in the Trust upon such terms as

the Trustee determines to be appropriate.

GOVERNING LAW

The governing law provision of the trust, in its current form, provides in pertinent part as follow: TN law shall govern the administration and interpretation of this Trust.

7. The trust agreement is revocable and may be revoked or amended with regard to the provisions described in this certificate of trust existence and authority as follows:

This Trust Agreement contains the entire understanding between the parties and may be amended, revoked or terminated only by a written agreement signed by the Trustee and the Settlors or their designees.

Trust Irrevocable on Death of Settlor(s): On the death of the Settlor(s), this Trust shall be irrevocable.

8. Manner of Taking Title to the Trust Property. Assets transferred into this trust shall be titled to Michael S. Bligh, Trustee of the Duran-Samayoa Revocable Living Trust.

9. The agreement creating the trust, as amended, remains in full force and effect.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this, the 29 day of July, 2010

Nelly I. Duran Samayoa
Settlor, Nelly Duran-Samayoa

Ygnacio E. Duran
Settlor Ygnacio E. Duran

Michael S. Bligh Trustee
Trustee, Michael S. Bligh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nelly Duran-Samayoa Ygnacio E. Duranand Michael S. Bligh, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 29th day of July, 2010.

Natalie J. Meador
Notary Public

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

My Commission Expires: 5/20/14