This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans:T20130032728 DEEDQC
Recvd: 04/22/13 10:47 3 pgs
Fees:17.00 Taxes:0.00
20130422-0039681

ADDRESS NEW OWNER:
Shirley P. Davis
11771 Reagan Street
Los Alamitos, CA 90720

SEND TAX BILL:
Shirley P. Davis
11771 Reagan Street
Los Alamitos, CA 90720

MAP AND PARCEL:
12001003700

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me this 9th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

QUITCLAIM DEED

Cumberland Trust & Investment Company, Successor Trustee of the Amended and Restated Edward S. Pearson 2008 Revocable Trust Agreement, having full power to transfer and convey Trust Property, without the joinder of any beneficiaries, hereby Quitclaims all of rights, title and interest to Shirley P. Davis, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 175 on the Map of Section Three, Glencliff Estates, as of record in Book 1424, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward S. Pearson and wife, Flora H. Person, Trustee(s) U/A/D May 5, 1995, and any amendments thereto by deed from Edward S. Pearson and wife, Flora H. Person, of record in Book 9667, page 756, Register's Office for Davidson County, Tennessee. Further conveyed to Edward S. Person 2008 Amended and Restated Revocable Trust Agreement dated February 14, 2008, of record in Instrument No. 20090819-0078075, Register's Office for Davidson County, Tennessee. Flora H. Pearson having died on June 21, 2006, and Edward S. Person having died April 13, 2012; therefore, Cumberland Trust & Investment Company, Successor Trustee, having full power to transfer and convey Trust Property, without the joinder of any beneficiaries. The beneficiaries being the Jeancan C. Pearson Special Needs Trust and Shirley P. Davis. Jeanean C. Pearson having died on January 28, 2012, dissolving her Trust and leaving her sister Shirley P. Davis as the sole surviving beneficiary of both Trust.

This is improved properties known as 720 Winthorne Drive, Nashville, TN 37217.

And now **Cumberland Trust & Investment Company, Successor Trustee of the Amended and Restated Edward S. Pearson 2008 Revocable Trust Agreement** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of their interest unto the said **Shirley P. Davis,** his/her/their heirs and assigns, and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFRIMED WITH COMPETENT LEGAL REPRESENTATION. NO TITLE SEARCH WAS PERFORMED BY THE PREPARER OF THIS INSTRUMENT AND THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE IT'S COMPLETION.

Witness our hands this the 28 day of January 2013.

Cumberland Trust & Investment Company, Successor Trustee

By: _____

Its: VP + Trust Officer

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Debbie L. Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged he/she/they are the V.P. & Trust Officer of **Cumberland Trust & Investment Company, Successor Trustee of the Amended and Restated Edward S. Pearson 2008 Revocable Trust Agreement,** and as such he/she/they, being so authorized by the Trust, executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 28th day of January, 2013.

Jaclyn K Berry
NOTARY PUBLIC

My Commission Expires:

JACLYN K. BERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016