Address New Owner:
Hermitage Partners, Trustee
5868 South New Hope Road
Hermitage, TN, 37076
Send Tax Bills to New Owner
Tax Information:
Map/Parcel:
098-05-0/051.00

Davidson County DEEDQC
Recvd: 04/14/16 14:54 5 pgs
Fees:27.00 Taxes:0.00
20160414-0035864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for the transfer is $1.00 as the transfer is from grantors to Trustee with no change in beneficial.

Janice Pardue
Affiant

Subscribed and sworn before me this 14th day of April, 2016.

Notary Public
My Commission Expires:

LIN LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 09-04-2019

QUIT CLAIM DEED TO TRUSTEE
UNDER THE HERMITAGE LAND TRUST, A TENNESSEE LAND TRUST

THIS QUIT CLAIM DEED TO TRUSTEE is made and executed this 14th day of April, 2016 by JANICE PARDUE and DENNIS PARDUE, as wife and husband Grantors whose post office address is 5868 South New Hope Road, Hermitage, TN 37076 to NEW HOPE ROAD PARTNERS, as Trustee under The Hermitage Land Trust, a Tennessee Land Trust, dated March 23, 2016, hereinafter called the Trustee/Grantee, whose principal place of business is located at: 5868 South New Hope Road, Hermitage, TN 37076, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Tennessee law.

WITNESSETH:

That the Grantors, for and in consideration of the sum of One United States Dollars and 00/100 cents (U.S. $1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee/Grantee, the following real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plat of Lake Park- Section 7, of record in Plan Book 4860, Page 114, Register's Office for said County.

Said Lot No. 169 fronts 85.0 feet on the westerly margin of New Hope Road and extends back 265.54 feet on the northerly line and 250.00 feet on the southerly line to a dead line in the rear, measuring 86.40 feet thereon.

Being the same property conveyed to JANIS PARDUE AND DENNIS PARDUE, WIFE AND HUSBAND, by warranty deed from The 5868 South New Hope Land Trust, dated the 27th day of February 2009, and of record in Book 20090313, Page 0022872, Register's Office for Davidson County, Tennessee on March 13, 2009.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENT OF RECORD, IF ANY, WITHOUT INTENDING TO REIMPOSE THE SAME AND TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.

TO HAVE AND TO HOLD the above described real estate in fee simple forever with the appurtenances upon the trust and for the purposes set forth in this Quit Claim Deed to Trustee and in the Tennessee Land Trust dated **March 23, 2016** (Trust Agreement).

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways specified above, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or Declaration of Trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument

executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement and Declaration of Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and Declaration of Trust and is binding upon all beneficiaries under those instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. If there are Co-Trustees, it is specifically understood that the signature of only one of the Co-Trustees shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by Trustee in connection with said property shall be as Trustee of an express trust and not individually, and the Trustee shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Quit Claim Deed to Trustee.

The interest of each beneficiary under this Quit Claim Deed to Trustee and under the Trust Agreement referred to previously, and of all persons claiming under them or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and said interest is declared to be **only personal property**. No beneficiary under this Quit Claim Deed to Trustee shall have any title or interest, legal or equitable, in or to the real estate, as such, but only an interest in the earnings, avails and proceeds from that real estate as aforesaid.

This Quit Claim Deed to Trustee is given and accepted in accordance with Tennessee law. The Trustee shall have no personal liability whatsoever for any action as the Trustee under the Tennessee Land Trust Agreement referred to above or by virtue of taking title to the real property described above. The sole liability of the Trustee hereunder shall be limited to the real property which the Trustee holds under the Tennessee Land Trust Agreement referred to above.

And the Grantors by this Quit Claim Deed to Trustee fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever.

"Grantors", "Grantee", "Trustee", and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantors aforesaid has set its hand this 14th day of April, 2016.

TWO WITNESSES

Print: Christian Pardue

Print: MARCOS TVOON

GRANTORS

Janice Pardue

Dennis Pardue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state and county aforesaid to take acknowledgments personally appeared Janice Pardue and Dennis Pardue who are personally known to me or produced government issued identification, executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official seal this 14th day of April 2016.[1]

Notary Public

Print Name: LIN LEE

My commission expires:

LIN LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 09-04-2019

[1] **NOTE TO RECORDING OFFICE: NO TAXES RE DUE. THIS IS AN INTERVIVOS TRANSFER FROM GRANTORS TO TRUSTEE**

I, Dennis Parrue / Janis Parrue, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dennis Parrue / Janis Parrue

State of Tennessee

County of Davidson

Personally appeared before me, Lin Lee, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lin Lee

Notary's Sighature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

LIN LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 09-04-2019