Prepared by:
Randy Ratliff, Attorney
5203 Maryland Way, Suite 106
Brentwood, Tennessee 37027

Send Tax Bills To:
Bret Dwight Alvis and Annie Kellerman Alvis, Trustees
880 Montrose Ave.
Nashville, TN 37204

New Owner is:
Bret and Ann Alvis Living Trust
880 Montrose Ave.
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20170012036 DEEDQC
Recvd: 02/09/17 11:40 2 pgs
Fees:12.00 Taxes:0.00
20170209-0013694

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **BRET DWIGHT ALVIS and ANNIE KELLERMAN ALVIS**, hereinafter referred to as "GRANTORS" and by these presents do hereby remise, release and forever Quitclaim to the said **BRET ALVIS and ANN ALVIS, Trustees of the BRET AND ANN ALVIS LIVING TRUST dated January 14, 2017, and any amendments thereto**, a revocable trust, hereinafter called "GRANTEE," its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 of the Resubdivision of Montrose Park, Section 1, as of Record Book 3842, Page 223, Map & Parcel No. 118 01 0 445.00, of record in Instrument 20140506-0038442, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bret Dwight Alvis and Annie Kellerman Alvis by deed from Cornerstone Investments, Inc., dated May 2, 2014, recorded May 6, 2014 in Instrument No. 20140506-0038442, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 57.15 feet on the Northerly side of Montrose Avenue, and extends back 140.7 feet on the Easterly side and 187.2 feet on the Westerly side to a line running 49.5 feet on the Northerly side of said lot.

This property is improved property known as 880 Montrose Ave., Nashville, TN 37204.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been 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 and/or plat of record; 6) All applicable government and zoning regulations.

The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description.

The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property.

The preparer of this deed has not in any way participated in the financial closing of this transaction.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 14th day of Jan, 2017.

GRANTOR:

BRET DWIGHT ALVIS

GRANTOR:

AKA ~~ANNIE~~ KELLERMAN ALVIS
Ann

ACKNOWLEDGEMENT

STATE OF Tennessee)
ss.)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **BRET DWIGHT ALVIS and ~~ANNIE~~ KELLERMAN ALVIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of Jan., 2017.

Karen R. Campbell
NOTARY PUBLIC
My commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017