Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owners:
LeAnn Schulz, Trustee
LeAnn Schulz Trust
U/W dated July 1, 2014
502 Southgate Ct.,
Old Hickory, TN 37138

James B. Mercer, Trustee
James B. Mercer Trust
U/W dated July 1, 2014
885 Ashbourne Ln.,
Greenwood, IN 46142

Send Tax Bills To:
LeAnn Schulz, Trustee
502 Southgate Ct.,
Old Hickory, TN 37138

Map and Parcel No.
160-15-C
013.00

BILL GARRETT, Davidson County
Trans:T20170019847 DEEDQC
Recvd: 03/08/17 10:15 3 pgs
Fees:17.00 Taxes:0.00
20170308-0022841

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **LeAnn Schulz, Trustee, James D. Mercer Exempt Family Trust U/W dated July 3, 2004** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **LeAnn Schulz, Trustee, LeAnn Schulz Trust U/W dated July 1, 2014,** ("Grantee"), a fifty percent (50%) interest, and to **James B. Mercer, Trustee, James B. Mercer Trust U/W dated July 1, 2014,** its remaining fifty percent (50%) interest, as Tenants in Common in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Unit No. 105 in CLOVERLAND HALL, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Description is taken from prior deed of record. This improved property is known as **5601 Cloverland Drive, Unit 105, Brentwood, TN 37027.**

The previous and last instrument and prior title is a deed recorded at Instrument Number 20141124-0107717 in the Register's Office in Davidson County, Tennessee, being the same property conveyed to JoAnne A. Mercer

as Trustee of the James D. Mercer Exempt Family Trust U/W dated July 3, 2004 by JoAnne A. Mercer as Executrix of James D. Mercer's Estate.

As a result of this conveyance, the property is owned equally as Tenants in Common by LeAnn Schulz, Trustee, LeAnn Schulz Trust U/W dated July 1, 2014 (a 50% ownership interest), and by James B. Mercer, Trustee, James B. Mercer Trust U/W dated July 1, 2014 (a 50% ownership interest).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 7th day of March, 2017.

LeAnn Schulz, Trustee, James D. Mercer Exempt Family Trust U/W dated July 3, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **LeAnn Schulz, Trustee, James D. Mercer Exempt Family Trust U/W dated July 3, 2004,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2017.

ALEXANDER S. FASCHING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires:
7.2.18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

LeAnn Schulz

Sworn to and subscribed to before me, this the 7th day of March, 2017.

ALEXANDER S. FASCHING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires:
7.2.18

REMOVAL OF CO-TRUSTEE FOR THE
JAMES D. MERCER EXEMPT FAMILY TRUST U/W dated July 3, 2004

We, LeAnn Schulz and James B. Mercer, all of the beneficiaries of the *James D. Mercer Exempt Family Trust U/W dated July 3, 2004* ("Trust"), hereby vote to remove AmSouth Bank as Co-Trustee of the Trust pursuant to Item XX(A), Trustee Succession and Removal. LeAnn Schulz shall then serve as Co-Trustee with a corporate Trustee to be selected by the above-named beneficiaries, as provided for in that same section.

Dated: 03/07/2017

LeAnn Schulz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of March, 2017 by LeAnn Schulz.

ALEXANDER S. FASCHING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 7-2-18