This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 15250 DEEDQC
10/18/2017 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171018-0106918

QUITCLAIM DEED

Address New Owners:
Daniel J. Dugan, Trustee
Daniel J. Dugan Trust, dated
November 24, 2014
2005 Amy Court
Mt. Juliet, TN 37122

Send Tax Bills To:
same

Map/Parcel Number:
63-4A-13

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Karen Zander Dugan, Trustee of the Karen Zander Dugan Trust dated November 24, 2014 (the "Grantor"), does hereby quitclaim, transfer and convey all of the Karen Zander Dugan Trust's right, title and interest, being an undivided fifty-percent tenant in common interest, in and to the following described property to Daniel J. Dugan, Trustee, and his successors in trust, of Daniel J. Dugan Trust dated November 24, 2014, as amended (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48, Phase Three, Cleveland Hall Subdivision, as shown on the plat of record in Instrument No. 20061006-0002332, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Karen Zander Dugan, as Trustee of the Karen Zander Dugan Trust, dated November 24, 2014, by Warranty Deed from Colleen Dugan, unmarried, dated August 21, 2017, of record in instrument No. 20170822-0086048, Register's Office for Davidson County, Tennessee.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, and including the following:

This conveyance is made subject to Restrictions appearing of record in Book 11725, page 76, as amended in Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20081014-0103112 and Instrument No. 20080208-0013290, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

The legal description is the same as the previous deed of record.

This is improved property known as 1536 Stokley Lane, Old Hickory, Tennessee 37138.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 7th day of September, 2017.

KAREN ZANDER DUGAN TRUST
DATED NOVEMBER 24, 2014

By: _____
Karen Zander Dugan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Karen Zander Dugan, who upon oath acknowledged that she is the Trustee of the Karen Zander Dugan Trust dated November 24, 2014, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of September, 2017.

_____
Notary Public

My Commission Expires: May 8, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

_____
Affiant

Subscribed and sworn to before me this 7th day of September, 2017.

_____
Notary Public

My Commission Expires: 9/7/21

822240.1 10338-001

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, 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.

Carolyn W. Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of September, 2017.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY