This Instrument Prepared By: Ben Sepe
Certified Document Solutions
c/o Attorney Thomas G. McCroskey
Tennessee Bar # 015569
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:
Ronald Priester and Valerie J. Priester
1536 Sunbeam Drive
Antioch, TN 37013
Reference Number: 10042567tn

Mail Tax Statements To:
Ronald Priester and Valerie J. Priester
1536 Sunbeam Drive
Antioch, TN 37013

Property Tax ID#: 182-01-0-A14-70-0CO

Bill Garrett Davidson County
Batch# 25011 DEEDQC
11/13/2017 11:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171113-0116263

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **RONALD PRIESTER AND VALERIE J. PRIESTER AS TRUSTEES OF THE PRIESTER JOINT REVOCABLE LIVING TRUST U/A/D APRIL 12, 2017**, whose post office address is 1536 Sunbeam Drive, Antioch, TN 37013, as Grantor(s), and **RONALD PRIESTER AND VALERIE J. PRIESTER, HUSBAND AND WIFE,** whose post office address is 1536 Sunbeam Drive, Antioch, TN 37013, as Grantee(s) hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTYADDRESS: 1536 Sunbeam Drive, Antioch, TN 37013

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

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 26 day of October, 2017.

The Priester Joint Revocable Living Trust U/A/D April 12, 2017

Ronald Priester, Trustee

Valerie J. Priester, Trustee

STATE OF TN.
COUNTY OF Davidson

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

On this 26 day of October, 2017, before me personally appeared Ronald Priester and Valerie J. Priester as Trustees of The Priester Joint Revocable Living Trust U/A/D April 12, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 26 day of October, 2017.

Eddie N. Morthel
Notary Public
My Commission expires: 9-16-2020

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Thomas G. McCroskey

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **64,850.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 26 day of October, 2017 by Ronald Priester & Valerie J. Priester

Notary Public
Commission Expires 9-16-2020

Name and address for person(s) responsible for taxes:

Ronald Priester and Valerie J. Priester
1536 Sunbeam Drive
Antioch, TN 37013

Name and address of property owner:

Ronald Priester and Valerie J. Priester
1536 Sunbeam Drive
Antioch, TN 37013

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 95 ON THE PLAN OF PHASE THREE, SUNSET HILLS, RS10 SUBDIVISION - CLUSTER LOT OPTION, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NUMBER 20130619-0063025, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RONALD PRIESTER AND VALERIE J. PRIESTER VIA WARRANTY DEED FROM TR&D HOMES INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NUMBER 20140625-0055502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO Ronald Priester and Valerie J. Priester as Trustees of The Priester Joint Revocable Living Trust U/A/D April 12, 2017 BY DEED FROM Ronald Priester and Valerie J. Priester as husband and wife DATED April 12, 2017 AND RECORDED April 19, 2017 UNDER Instrument No. 20170419-0038209 OF THE Davidson COUNTY, TN RECORDER'S OFFICE.

True Copy Certification

I, BRIAN KESTER, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me Autumn R. Carnegie, a notary public for this county and state, BRIAN KESTER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-06-2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020