Prepared By:
NEAL & HARWELL, PLC
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Bill Garrett Davidson County
Batch# 69004 DEEDQC
03/14/2018 11:44:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180314-0024114

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
John A. Horn, Trustee of The John A. Horn and Betty J. Horn Family Trust 2510 Oakland Avenue Nashville, Tennessee 37212	John A. Horn, Trustee 143 Waterwood Huntsville, Texas 77320	Map 117-4 Parcel 19

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR, John A. Horn and Betty J. Horn, have bargained and sold, and by these presents do quitclaim, transfer and convey all of GRANTOR's right, title and interest in and to that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto, to John A. Horn, Trustee of The John A. Horn and Betty J. Horn Family Trust (the "GRANTEE").

This is improved property known as 2510 Oakland Avenue, Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness the execution of this Deed by the undersigned as of this the 27th day of February, 2018.

GRANTOR:

John A. Horn

Betty J. Horn

STATE OF TEXAS

COUNTY OF WALKER

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John A. Horn and Betty J. Horn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Huntsville, Texas this the 27th day of February, 2018.

MARILYNN MACDONALD NOTARY PUBLIC STATE OF TEXAS ID# 607817 EXP. 09-08-2021

Notary Public

My Commission Expires: 9-8-2021

STATE OF TEXAS
COUNTY OF WALKER

The actual consideration for this transfer is $0.00. The actual value for this transfer is $778,000.00.

Affiant

Sworn to and subscribed before me the 27th day of February, 2018.

MARILYNN MACDONALD NOTARY PUBLIC STATE OF TEXAS ID# 607817 EXP. 09-08-2021

Notary Public

My Commission Expires: 9-8-2021

NO RECORDATION TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(3)(F) BECAUSE THIS IS A TRANSFER BY A TRANSFEROR OF REAL ESTATE TO A REVOCABLE LIVING TRUST CREATED BY THE SAME TRANSFEROR, AND PURSUANT TO § 67-4-409(4) BECAUSE THIS IS A QUITCLAIM DEED AND THE ACTUAL CONSIDERATION GIVEN FOR THIS CONVEYANCE IS $0.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the northerly half of Lot No. 190 on Belmont Land Company's Plan of Lots called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 190 fronts 50.0 feet on the easterly side of Oakland Avenue and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to John A. Horn and Betty J. Horn by Warranty Deed from Mayibuye Mandela and wife, Nefertiti Makeda, of record in Book 10963, page 862, in the Register's Office for Davidson County, Tennessee.