Bill Garrett Davidson County
Batch# 82595 DEEDQC
04/19/2018 09:32:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180419-0036879

Instrument Prepared by:
One Trusted Advisor Attorneys
100 Winners Circle, Suite 220
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kirkland E. Larson, Trustee
215 Happy Hollow Road
Goodlettsville, TN 37072

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
086-01-0
078.00 & 087.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, KIRKLAND E. LARSON (herein "Grantor") have this day bargained and sold and do by these presents sell, transfer and convey my one-half interest only unto:

KIRKLAND E. LARSON, Trustee under the BKGF PROPERTIES TRUST dated February 5, 2018 (herein "Grantee"), his successors and assigns, all my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 of James P. Cella Lands, Section 1, not of record.
Beginning at an iron pin in the southwesterly side of Bonnabrook Drive Northwest corner of the Tenneco Oil Company property; thence with said drive North 55 degrees 28' West 50 feet to an iron pin; thence South 33 degrees 15' West 164.51 feet to an iron pin; thence South 55 degrees 24' East 50 feet to an iron pin; Southwest corner of the Tenneco Oil Company property; thence with said Tenneco's Northwesterly line North 33 degrees 15' East 164.57 feet to the beginning, containing 0.19 acres more or less.
Tract II:
Land in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lot Nos. 1 and 3 of Hermitage Professional Mall of record in Book 6200, Page 338, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kirkland E. Larson and Shane Witherow, as tenants in common, by deed from S. Nixon Pressley, Trustee, dated April 24, 2015 and filed of record in Instrument No.20150429-0038389, Register's Office for Davidson County, Tennessee.

This is improved property known as: 874 Forrest Glen Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; Ingress/Egress Easement of record in Book 10977, Page 537; Grant of Right of Way of record in Book 5442, Page 628, Register's Office for Davidson County, Tennessee.

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

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 12th day of April, 2018.

KIRKLAND E. LARSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 12th day of April, 2018, before me, a Notary Public, personally appeared KIRKLAND E. LARSON to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: 10/17/2021

KAREN E MCGEE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-17-2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 12th day of April, 2018.

Notary Public

My commission expires: 10/17/2021

KAREN E MCGEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2021