THIS INSTRUMENT PREPARED BY:
Haynes, Freeman & Bracey, PLC.
Attorney Gregg S. Treadway
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to before me this 2nd day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 6/15/19

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Address New Owners	Send Tax Bills To:	Map-Parcel
Charles Leroy Ross II **1068 Louisville Hwy.,** **Lot 35** **Goodlettsville, TN 37072**	**Same**	**Map 043-16-0** **Parcel 083.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Debbie James serving as Successor Trustee of the Ross Children's Trust Fund**, by these presents, does hereby quitclaim and convey unto **Charles Leroy Ross II** and his successors and assigns, all of the Trust's right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot 32 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Thomas M. Black, Trustee of The Ross Children's Trust Fund by Warranty Deed from C. Wayne Baxter and Gail Thomas Baxter, Husband and Wife, of record in Book 11591, Page 67 of the Register's Office of Davidson County, Tennessee.

This is improved property known as 1209 London Bridge Road, Madison, TN 37115.

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

Bill Garrett Davidson County
Batch# 87507 DEEDQC
05/02/2018 01:03:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20180502-0041796

Witness my hand this 23rd day of April, 2018, the bargaining party, having caused my name to be signed hereto on said day and date.

Debbie James, Trustee

Debbie James, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Debbie James in her capacity as Trustee for The Ross Children's Trust Fund,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 23rd day of April, 2018.

NOTARY PUBLIC

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: June 15, 2018

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

CERTIFICATE OF TRUST

Debbie Ross James, the Grantor of The Ross Children's Trust Fund, hereby certifies, represents, warrants and declares as follows:

Trust Information

1. The Trust name as stated in the Trust document is The Ross Children's Trust Fund.
2. The Trust was established and is located in the state of Tennessee.
3. The sole grantor of the Trust was Debbie Ross, who is now remarried, and uses the name Debbie James.
4. The Trust document was executed October 1, 1991.
5. Property transferred to the Trust should be titled to The Ross Children's Trust Fund.
6. The Trust document has not been amended.
7. The Trust uses a Personal Tax Identification Number (TIN) 2381 belonging to Debbie (Ross) James.
8. This Trust is Revocable, with the grantor having power to revoke, amend or modify the trust in any manner deemed appropriate, in her sole discretion, for the benefit of the beneficiaries of the Trust.

Trustee Information

9. The name of initial Trustee was Thomas Black, Esq., who is now deceased.
10. The currently acting Trustee is Debbie James (formerly Debbie Ross), 1068 Louisville, Hwy Lot 19, Goodlettsville, Tennessee, 37072.
11. The name of successor Trustee named in the Trust was Debbie James, (formerly Debbie Ross), 1068 Louisville, Hwy Lot 19, Goodlettsville, Tennessee, 37072
12. The Trustee is authorized to borrow money without limitations.
13. The Trustee is authorized to sell, convey, pledge, mortgage, lease, encumber, or transfer title to any Trust assets without limitations.
14. The Trustee has no restrictions in dealing the assets of the Trust

Miscellaneous Information

15. The currently acting Trustee named above is the only currently acting Trustee and is duly qualified under applicable law to act as Trustee.

16. Under the terms of the Trust document the Trustee is authorized to act independently on behalf of the Trust and without the consent of any other Trustee or person.

17. To the best of Trustee' knowledge, there is no claim, litigation, cause of action alleged, or challenge of any kind, which contests or questions the validity of the Trust or the Trustee's authority to act on behalf of the Trust.

18. The Trust is in full force and effect and has not been terminated, revoked, amended or modified in any way that causes the representation in the Certification of Trust to be inaccurate or incorrect.

19. By signing below the Trustee declares under penalty of perjury under the laws of the State of Tennessee that the statements made in this Certification of Trust are true and correct, and it is executed at the place and on the date indicated below.

Debbie James, Trustee

Debbie James, Trustee Date 4-23-18

Goodlettsville, Tennessee

Sworn to and subscribed before me,
this 23rd day of April 2018.

NOTARY PUBLIC

My Commission Expires: 6/15/19

