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

Bill Garrett Davidson County
Batch# 96819 DEEDQC
05/25/2018 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180525-0050253

# QUITCLAIM DEED

Address New Owners:
Mary L. Kantanie, Co-Trustee
Stanley J. Kantanie, Co-Trustee
Mary and Stanley Kantanie Trust
1427 Richland Woods Lane
Brentwood, TN 37027

Send Tax Bills To:
same

Map/Parcel Number:
159 06 0A 008.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Stanley J. Kantanie and wife, Mary L. Kantanie, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Mary L. Kantanie and Stanley J. Kantanie, Co-Trustees, and their successors in trust, of the Mary and Stanley Kantanie Trust dated May 24, 2018, a Tennessee Community Property Trust (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. 8, on the Final Plat of Richland Woods Subdivision Cluster Lot Development, of record as Instrument No. 20061128-0142574, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Stanley J. Kantanie and wife, Mary L. Kantanie, by deed from Richland Woods, LLC, a Tennessee limited liability company, of record as Instrument No. 20060201-0012690, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.

This is improved property known as 1427 Richland Woods Lane, Brentwood, Tennessee 37027.

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

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 Grantors have executed this instrument to be effective as of the 24th day of May, 2018.

GRANTORS:

Stanley J. Kantanie

Mary L. Kantanie

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Stanley J. Kantanie, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of May, 2018.

Notary Public

My Commission Expires: 1/6/2020

GERALDINE SIMMONS-CURRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mary L. Kantanie, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of May, 2018.

Notary Public

My Commission Expires: 1/6/2020

GERALDINE SIMMONS-CURRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Carla L Lovell
Affiant

Subscribed and sworn to before me this 24th day of May, 2018.

Geraldine Simmons Curry
Notary Public

My Commission Expires: 1/6/2020

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

## CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, 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 24th day of May, 2018.

Geraldine Simmons Curry
Notary Public

My Commission Expires: 1/6/2020

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020