Bill Garrett Davidson County
Batch# 100106 DEEDQC
06/05/2018 08:11:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180605-0053382

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

ADDRESS NEW OWNER:
Bradley Scott Troxel and Lori Archibald Troxel, Trustees
2912 Oakland Ave
Nashville, TN 37212

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
117-08 111 24W 01450

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, We, B. SCOTT TROXEL and wife, LORI A. TROXEL, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

BRADLEY SCOTT TROXEL and LORI ARCHIBALD TROXEL, Trustees under the TROXEL MARRIAGE TRUST dated May 30, 2018 (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the north 12.0 feet front of Lot No. 18 and the south 39.0 feet front of Lot No. 19 on the Map of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 18 and 19 front together 51.0 feet on the easterly side of Oakland Avenue and run back between lines, 171.0 feet, more or less, to an alley.

Being the same property conveyed to B. Scott Troxel and wife, Lori A. Troxel, by deed from Jo Ann Devane, Mary Elizabeth Hudson, John J. Glennon, Jr., Edward Joseph Glennon, III, Michael Sean Glennon, Kathleen Teresa Glennon and Owen Nicholas Glennon, the Heirs at Law of Bettie Brown Gennon, dated July 31st, 1991, Book 8414 Page 268, Register's Office for Davidson County, Tennessee.

This is improved property known as 2912 Oakland Avenue, Nashville, TN 37212.

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

The Grantors and Grantees are one and the same persons.

This transfer is from Grantors to their Revocable Trust of which they are trustees as Joint Tenants by the Entireties. 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 30th day of May, 2018.

B. SCOTT TROXEL

LORI A. TROXEL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 30th day of May, 2018, before me, a Notary Public, personally appeared B. SCOTT TROXEL and LORI A. TROXEL 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 STATE OF TENNESSEE NOTARY PUBLIC 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 30th day of May, 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