Bill Garrett Davidson County
Batch# 107095 DEEDQC
06/21/2018 10:12:19 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180621-0059875

# QUITCLAIM DEED

FROM: LARRY HUDSON and DIANE HUDSON,

Grantors

This instrument was prepared by:
Michael S. Goode, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: LARRY CLAUDE HUDSON, Trustee of the Larry Claude Hudson Revocable Trust, and DIANE MUSICK HUDSON, Trustee of the Diane Musick Hudson Revocable Trust,

Grantees

| **Address New Owner (s) as follows:** | **Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:** | **Map-Parcel Numbers** |
|---|---|---|
| Larry Claude Hudson, Trustee of the Larry Claude Hudson Revocable Trust and Diane Musick Hudson, Trustee of the Diane Musick Hudson Revocable Trust<br>4419 B Lone Oak Road<br>Nashville, TN 37215 | Larry Claude Hudson, Trustee of the Larry Claude Hudson Revocable Trust and Diane Musick Hudson, Trustee of the Diane Musick Hudson Revocable Trust<br>4419 B Lone Oak Road<br>Nashville, TN 37215 | 131-074-C-002.00-CO |

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

Sworn to and subscribed before me, this 19th day of June, 2018.

Notary Public

My Commission Expires: 12-7-2020

SHERRY G. WINECOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires DEC. 7, 2020

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, LARRY HUDSON and DIANE HUDSON, husband and wife, (the "Grantors") do hereby quitclaim and convey unto LARRY CLAUDE HUDSON, TRUSTEE OF THE LARRY CLAUDE HUDSON REVOCABLE TRUST DATED JUNE 19, 2018, as to a ½ undivided interest, AND DIANE MUSICK HUDSON, TRUSTEE OF THE DIANE MUSICK HUDSON REVOCABLE TRUST DATED JUNE 19, 2018, as to a ½ undivided interest (the "Grantees"), their successors and assigns, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

These Trusts (the "LARRY CLAUDE HUDSON REVOCABLE TRUST" and the "DIANE MUSICK HUDSON REVOCABLE TRUST") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety."). The Trustees and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

The Property is improved property known as 4419 B Lone Oak Road, Nashville, TN 37215. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 19th day of June, 2018.

LARRY HUDSON

DIANE HUDSON

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Sherry G. Winecoff, a Notary Public of said County and State, LARRY HUDSON, 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 19th day of June, 2018.

Sherry G. Winecoff
Notary Public

My Commission Expires: 12-7-2020

SHERRY G. WINECOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires DEC. 7, 2020

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Sherry G. Winecoff, a Notary Public of said County and State, DIANE HUDSON, 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 19th day of June, 2018.

Sherry G. Winecoff
Notary Public

My Commission Expires: 12-7-2020

SHERRY G. WINECOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires DEC. 7, 2020

## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Unit B of 4419 Lone Oak Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4419 Lone Oak Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151110-0114579, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4419 Lone Oak Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151110-0114579, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Larry Hudson and Diane Hudson, husband and wife, from Lone Oak, LLC, a Tennessee limited liability company, recorded on September 26, 2016, in Instrument No. 20160926-0101499, Register's Office for Davidson County, Tennessee.