This transfer is exempt from the payment of any transfer tax as provided in T.C.A. § 67-4-409(a)(3)(f).

Bill Garrett Davidson County
Batch# 111751 DEEDQC
07/02/2018 02:41:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180702-0064026

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:	**Send Tax Bill to:**	**Map Parcel Number:**
THE ELIZABETH A. OSTMAN LIVING TRUST 3021 COOKS LANDING LN. HERMITAGE, TN 37076	ELIZABETH A. OSTMAN Trustee(s) of THE ELIZABETH A. OSTMAN LIVING TRUST 3021 COOKS LANDING LN. HERMITAGE, TN 37076	109080A01500CO

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that ELIZABETH A. OSTMAN, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto ELIZABETH A. OSTMAN Trustee(s) respectively, and his/her/their successors under a Revocable Living Trust for the benefit of ELIZABETH A. OSTMAN, under the terms of THE ELIZABETH A. OSTMAN LIVING TRUST Dated 26/13/18, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON County, Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE FINAL PLAT OF COOKS LANDING SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20110510-0035834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING The same property conveyed by CITIZENS HOMES, LLC, A DELAWARE CORPORATION to WILLIAM J. OSTMAN and wife, ELIZABETH A. OSTMAN and by deed recorded on OCTOBER 17, 2012, as instrument number 20121017-0095185 Records of DAVIDSON County, Tennessee. WILLIAM J. OSTMAN having departed this life on July 7, 2015, leaving the property solely vested in ELIZABETH A. OSTMAN, as evidenced by the attached death certificate.

Description contained herein was taken from a prior deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 13 day of June, 2018

Elizabeth A Ost
ELIZABETH A. OSTMAN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and said county and state, ELIZABETH A. OSTMAN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Hermitage Tennessee, this 13 day of June, 2018.

Notary Public

My Commission expires: 11/09/19

DANIEL SCOTT BRADDOCK STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY COMM. EXP. 11-09-2019

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Elizabeth A Ost
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me this 13 day of June, 2018.

Notary Public

My Commission Expires: 11/09/19

DANIEL SCOTT BRADDOCK STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY COMM. EXP. 11-09-2019

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION..