Bill Garrett Davidson County
Batch# 118009 DEEDQC
07/18/2018 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180718-0070008

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

QUITCLAIM DEED

Address New Owners:
Mary M. Massey, Trustee of
The Massey Revocable Living Trust
Agreement U/A/D 01/28/14
2316 Ridgeland Drive
Nashville, TN 37214

Send Tax Bills To:
same

Map/Parcel Number:
096 09 0 161.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Mary M. Massey (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Mary M. Massey, Trustee, and her successors in trust, of the Massey Revocable Trust Agreement dated 01/28/14 (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. 5 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the southerly margin of Emery Drive at the corner of Lots 5 and 6; thence with the line between said lots southwardly 128.6 feet to a point; thence westwardly 118 feet to a point in the easterly margin of Donelson Pike; thence with same northwardly 114.2 feet to the beginning of a curve; thence around said curve in a north-easterly direction 31.4 feet to a point in the margin of Emery Drive; thence with same eastwardly 111.5 feet to the point of beginning.
>
> Being the same property conveyed to James L. Massey and wife, Mary M. Massey, said James L. Massey having since died on 12/15/13, by deed from Mary C. Freeman, Trustee, with full powers, of record in Book 5301, page 224, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed.
>
> This is improved property located at 401 Donelson Pike, Nashville, TN 37214.

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 Grantor has executed this instrument to be effective as of the 18th day of July, 2018.

Mary M. Massey, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mary M. Massey, Grantor, who upon oath acknowledged that she is the Trustee of the Massey Trust the within named bargainor, with whom I am personally acquainted, 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 18th day of July, 2018.

Notary Public

My Commission Expires: 7-6-2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F) – transfer to revocable trust.

Affiant

Subscribed and sworn to before me this 18th day of July, 2018.

Notary Public

My Commission Expires: 7-6-2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

201807180070008

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 18th day of July, 2018.

Geraldine Simmons Curry

Notary Public

My Commission Expires: January 6, 2020

