This instrument prepared by:
Julie Cornell
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Bill Garrett Davidson County
Batch# 128465 DEEDQC
08/14/2018 08:28:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180814-0079909

Address of New Owner:
Vicki T. Dukes, Trustee
1449 Beddington Park
Nashville, TN 37215

Send Tax Bills to:
New Owner

Map/Parcel:
158 04 0 029.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Vicki Norma Richards**, hereinafter Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Vicki T. Dukes, Trustee of the Vicki T. Dukes Trust** dated August 10, 2018, hereinafter Grantee, her successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Hound's Run, a Planned Unit Development of record in Plat Book 6900, pages 167 thru 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Vicki Norma Richards by deed from William Owen Richards of record in Instrument No. 20030728-0105290, Register's Office for Davidson County, Tennessee. Vicki Norma Richards is the same person as Vicki Tillman Dukes and Vicki T. Dukes.

This is improved property, known as 1449 Beddington Park, Nashville, Tennessee. A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

Dennis W. Dukes, spouse of Grantor, hereby joins in the execution of this deed for purposes of waiving and conveying all rights, including elective share, homestead, marital and inheritance rights he may have in the property conveyed. Grantee, as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above.

Deed prepared based on information and documents provided by the parties. No title

examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of August, 2018.

Vicki Norma Richards, Grantor

Dennis W. Dukes, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Vicki Norma Richards, now known as Vicki T. Dukes, and Grantor, Dennis W. Dukes, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of August, 2018.

Notary Public
My Commission Expires: 07-26-2021

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 26, 2021

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Vicki T. Dukes, Grantee

Subscribed and sworn to before me this 10 day of August, 2018.

Notary Public
My Commission Expires: 07-26-2021

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 26, 2021