22

File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 135604 DEEDQC
08/31/2018 12:37:27 PM 4 pgs
Fees: $27.00 Taxes: $0.00

20180831-0086673

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-25-19

(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary D Ellis	Same	026 07 0 108.00
(NAME) 105 Brenton Ct	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of ten dollars cash in hand paid, and for the purpose of Reconveyance, I, **Mary D. Ellis, Trustee, and successors in trust, of the Mary D. Ellis Revocable Living Trust U/A/D April 8, 2005, with full power to sell, assign, transfer, convey mortgage and encumber without the consent of joinder of any beneficiary,** by these presents do remise, release and QUITCLAIM unto **Rachel Hardaway, TRUSTEE**, her successors and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 186 on the Plan of Windsor Green, Phase II, Section I, of record in Book 6250, Pages 988 and 989, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. Description is the same as in the previous deed of record.

Being the same property conveyed to Mary D. Ellis, trust, and her Successors in Trust, of the Mary D. Ellis Revocable Living Trust U/A/D April 8, 2005 by deed from Mary D. Ellis, Leslie C. Walsh, and Jeff Farris, of record in Instrument No 20050426-0046000, Register's Office for said County, dated April 20, 2005, and Recorded on April 26, 2005.

And now, I, the said **Rachel Hardaway, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and QUITCLAIM unto **Mary D. Ellis, an unmarried woman** her heirs and assigns, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.

In Witness Whereof, we have hereunto set our hands this 29 day of August, 2018.

Mary D. Ellis, Trustee

Rachel Hardaway, Trustee
Rachel Hardaway

STATE OF TENNESSEE }
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary D. Ellis, TRUSTEE**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of August, 2018.

My Commission expires:

2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE }
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Rachel Hardaway, TRUSTEE**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of August, 2018.

My Commission expires:

2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

THIS INSTRUMENT PREPARED BY:
Athens Title & Escrow, LLC
5115 Maryland Way
Brentwood, TN 37027
(615) 815-1992

CERTIFICATION OF TRUST

THIS CERTIFICATION OF TRUST with respect to The Mary D. Ellis Revocable Living Trust, U/A/D April 8. 2005 (hereinafter the "Trust"), is made and presented pursuant to and in conformity with the provisions of Tenn. Code Ann. § 35-15-1013.

1. The Trust was established by instrument dated April 8, 2005, and remains in existence.

2. The Trust's identifying number and/or taxpayer identification number is:

   Social security number of the settlor

3. The Settlors and current Trustee of the Trust and their addresses are as follows:

   Mary D Ellis
   105 Brenton Ct
   Goodlettsville, TN 37072

4. The Successor Trustees named in the Trust and their current addresses are as follows:
   a. Thomas Anderson
      1306 Crofton Park Ct
      Columbia, TN 38401

   b. Jeff Farris
      105 Brenton Ct
      Goodlettsville, TN 37072

5. The administrative and/or managerial powers of the trustees, collectively, include the power to sell, lease, mortgage, hypothecate, and otherwise convey real property and interests therein, without requiring the consent or joinder therein of the Trust's beneficiaries.

6. As of the date hereof, the Trust is revocable. The Power to revoke is held by the Settlor, Mary D. Ellis. As of the date of this instrument, the Trust has not been revoked and Mary D. Ellis is alive.

7. There are provisions in the Trust for more than one Trustee being allowed to serve at

any one time.

8. A third party may rely upon the authority of the persons named in Paragraph 3 above as trustee, without requiring proof of this, her, or their succession or substitution.

9. All assets forming part of the trust estate established by the trust should be titled as follows: The Mary D. Ellis Revocable Living Trust, U/A/D April 8. 2005.

10. To the best of the trustee's knowledge, information, and belief, the Trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect or misleading.

IN WITNESS WHEREOF, the Delegate Trustee has executed this Certificate of Trust on the 29 day of August, 2018.

Mary D. Ellis
Trustee of
The Mary D. Ellis Revocable Living Trust, U/A/D April 8. 2005

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mary D. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Mary D. Ellis Revocable Living Trust, U/A/D April 8. 2005, and that as such Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Mary D. Ellis Revocable Living Trust, U/A/D April 8. 2005, as such Trustee.

Witness my hand at office, this 29 day of August, 2018.

Notary Public

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY