This Instrument Prepared By:
FIDELIS LAW, PLLC
216 CENTERVIEW DRIVE, SUITE 317
BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Bill Garrett Davidson County
Batch# 135625 DEEDQC
08/31/2018 01:33:47 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180831-0086700

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel**
MARY E. NOLLNER, Trustee MARY E. NOLLNER REVOCABLE TRUST Dated August 14, 2018 2431 Mansker Drive Madison, Tennessee 37115	SAME	Map 27-13 Parcel 7

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE ($0). (Exempt pursuant to T.C.A. §67-4-409(3)(E).

Mary E. Nollner
Mary E. Nollner

Sworn to and subscribed before me this 14 day of August 2018.

Notary Public

My Commission Expires: ROBERT M. PAUTIENUS III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-19-2020

QUITCLAIM DEED

THIS QUITCLAIM DEED is made for the express purpose of conveying this subject property from the the Remaindermen, ANDREA BAIRD, LANA PHILLIPS, and ALLISON MOORE, who each own a one-third undivided interest as tenants-in-common Remaindermen, along with the Life-Estate tenants, MARY MARLIN PHILLPS a/k/a MARY E. NOLLNER and husband, JAMES E. NOLLNER, JR., or the survivor of them, to MARY E. NOLLNER, Trustee, or her successors in Trust, under the MARY E. NOLLNER REVOCABLE TRUST, dated August 14, 2018.

THEREFORE, FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, ANDREA BAIRD, LANA PHILLIPS, and ALLISON MOORE, each having a one-third undivided interest as tenants-in-common Remaindermen, along

with the Life-Estate Tenants, MARY MARLIN PHILLPS a/k/a MARY E. NOLLNER and husband, JAMES E. NOLLNER, JR., married, have this day, bargained and sold, and do hereby convey, remise, release and forever quitclaim unto to MARY E. NOLLNER, Trustee, or her successors in Trust, under the MARY E. NOLLNER REVOCABLE TRUST, dated August 14, 2018, all of our right, title and interest, in and to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Mansker Meadows Subdivision, Section II, of record in Book 2663, Pages 15 and 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 36, as shown in said plan, fronts 100 feet on the southeasterly side of Mansker Drive, and runs back on the northeasterly line 1,403.5 feet with the line of Lot No. 35, and 1,033.1 feet on the southwesterly line, to a dead line in the rear, on which it measures 580 feet.

Being the same property conveyed to ANDREA BAIRD, LANA PHILLIPS, and ALLISON MOORE as Remaindermen, with life-tenants, MARY MARLIN PHILLIPS, a/k/a MARY E. NOLLNER and husband, JAMES E. NOLLNER, JR., or the survivor of them, by Grantors MARY MARLIN PHILLIPS a/k/a MARY E. NOLLNER, joined by her husband, JAMES E. NOLLNER, JR., by Quitclaim Deed of record in Instrument No. 20040526-0062172, Register's Office for Davidson County, Tennessee.

The property description, as contained herein, is the same as that contained in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

This is improved property known as: 2431 Mansker Drive, Madison, Tennessee 37115.

BE IT KNOWN THAT I, JAMES E. NOLLNER, JR., hereby join in this conveyance and acknowledge that I am a party to a Prenuptial Agreement dated April 24, 1992, between myself and MARY MARLIN PHILLIPS, a/k/a known as MARY E. NOLLNER, my wife. In error I was included in a Life-Estate in this subject property in contradiction to the Pre-Nuptial Agreement. By this conveyance, I recognize the terms of the Pre-Nuptial Agreement and release, any and all claims, including any spousal interest, in and to this subject property.

James E. Nollner, Jr.

JAMES E. NOLLNER, JR.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the ____ day of _____, 2018.

REMAINDERMAN:

ANDREA BAIRD

LANA PHILLIPS

ALLISON MOORE

LIFE-ESTATE TENANTS:

MARY E. NOLLNER

JAMES E. NOLLNER, JR.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANDREA BAIRD, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: _____

SHARA J. KRUSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 17, 2020

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LANA PHILLIPS, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 20 day of August, 2018.

NOTARY PUBLIC

My Commission Expires: [illegible] 2021

SHERRI CARTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLISON MOORE, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: [illegible]

SHALA T. KRUSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 17, 2020

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY E. NOLLNER, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee, this 14 day of AUGUST, 2018.

NOTARY PUBLIC

My Commission Expires: [illegible]

ROBERT M. PAUTIENUS II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. NOLLNER, JR., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee, this 14 day of AUGUST 2018.

NOTARY PUBLIC

My Commission Expires

ROBERT M. PAUTIENUS IV
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020