Karen Y Johnson Davidson County
Batch# 172539 DEEDQC
12/11/2018 09:44:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181211-0120389

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. H. Allan Ross, Jr. Affiant Subscribed and sworn to before me, this 6th day of December, 2018. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
H. Allan Ross, Jr. and/or Leah F. Ross, Trustees 604 Ward Circle Old Hickory, Tennessee 37138	SAME	064 03 0C 002.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Leah F. Ross, Trustee of The Leah F. Ross Living Trust**, established by the Revocable Trust Agreement of Leah F. Ross, dated January

21, 2003, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **H. Allan Ross, Jr. and/or Leah F. Ross, Trustees of the Leah & Allan Ross Living Trust**, established by the Revocable Trust Agreement of H. Allan Ross, Jr. and Leah F. Ross dated December 6, 2018, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 6th day of December, 2018.

THE LEAH F. ROSS LIVING TRUST

By: Leah F. Ross
Leah F. Ross, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leah F. Ross, Trustee of The Leah F. Ross Living Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of December, 2018.

My Commission Expires: _____

JEFFREY M. OLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

_____
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 301 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, page 165, and as revised in Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leah F. Ross, Trustee of The Leah F. Ross Living Trust, established by the Revocable Trust Agreement of Leah F. Ross, dated January 21, 2003, by deed from Leah F. Ross, of record as Instrument No. 20030221-0023013, Register's Office for Davidson County, Tennessee.

This is improved property known as 604 Ward Circle, Old Hickory, TN 37138.