Karen Y Johnson Davidson County
Batch# 172544 DEEDQC
12/11/2018 09:56:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181211-0120394

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--. Leah F. Ross 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 0B 095.00

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, H. Allan Ross, Jr. and wife, Leah F. Ross, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 our hands this 6th day of December, 2018.

H. Allan Ross, Jr.

H. Allan Ross, Jr.

Leah F. Ross

Leah F. Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. Allan Ross, Jr. and Leah F. Ross, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

My Commission Expires:

JEFFREY MOBLEY
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:

Being Lot No. 193 on the Plan of Brandywine Pointe, Phase Six, Section One, as shown of record in Plat Book 7900, Page 805, as amended by Instrument of Correction in Book 10649, Page 488, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been assumed by the Grantee(s);all particular exceptions from commitment go here regarding plat of record in Book 10649, page 488, Restrictive Covenants of record in, Book 8120, page 170, Book 9010, page 627, Book 9485, page 885, easements of record in Book 11108, page 555, charter of record for Brandywine Pointe in Book 9013, page 39 amended in Book 9117, page 71, by laws of record in Book 10721, page 835, Clubhouse Lease of record in Book 9128, page 615; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

Being the same property conveyed to Hugh Allan Ross, Jr. and Leah Ross, husband and wife, by deed from Johnny Adair and Ginger L. Ecton, both married, of record as Instrument No. 20040909-0109286, Register's Office for Davidson County, Tennessee.

H. Allan Ross, Jr. and Hugh Allan Ross, Jr. are one and the same person. Leah F. Ross and Leah Ross are one and the same person.

This is improved property known as 1160 Safety Harbor Cove, Old Hickory, Tennessee 37138.