PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cwi)
Dav. Co. File: Box 8

Karen Y Johnson Davidson County
Batch# 175515 DEEDQC
12/18/2018 02:21:10 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20181218-0122963

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Helen Smith 4380 Carmain Drive Atlanta, GA 30342	Helen Smith 4380 Carmain Drive Atlanta, GA 30342

TAX MAP-PARCEL NUMBERS: 129 12 0 087.00

TRUSTEES' QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and in order effectuate the wishes of the Settlor as set out in The Hunter Baird Short Revocable Trust Agreement dated July 29, 2014, the undersigned **Daniel Porto Brown and Helen Smith, Co-Trustees of the Hunter Baird Short Revocable Trust UAD July 29, 2014,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **Nancy Phipps, Helen Smith, and Louise Short Whitaker a one-third interest each as tenants in common**, hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Tract No. 2 on the Plat of Chaffin Subdivision of record in Book 5060, page 23, Register's Office for said County.

Said Tract No. 2 fronts 148.80 feet on the westerly margin of Highway 100 and extends back 39.90 feet on the southerly line and 56.0 feet on the northerly line to a line on the rear on which it measures 151.00 feet.

Being the same property conveyed to Louise Short Whitaker and Daniel Porto Brown, Co-Trustees of the Hunter Baird Short Revocable Trust UAD July 29, 2014 by quitclaim deed from Hunter B. Short dated July 29, 2014 and recorded as Inst. No. 20140731-0068566, Register's Office for Davidson County, Tennessee. Hunter Baird Short died on April 19, 2018. The trust instrument specifies that upon his death the subject property is to be distributed in equal shares to Grantees herein. By instrument dated May 17, 2018, attached hereto as Exhibit "A", Louise Short Whitaker resigned as trustee of said Trust. By instruments also dated May 17, 2018,

Helen Smith accepted the appointment as successor co-trustee and Nancy Phipps declined to serve as the same. Said Acceptance of Appointment as Co-Trustee Certificate and Declination to accept Role of Co-Trustee Certificate are attached hereto as Exhibits "B" and "C" respectively.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 6608 Highway 100, Nashville, Tennessee 37205

WITNESS THE EXECUTION HEREOF on the dates upon which our signatures are notarized below.

Daniel Porto Brown, Co-Trustee

Helen Smith, Co-Trustee

State of Florida
County of BROWARD

On 7th DECEMBER, 2018, before me the undersigned authority, personally appeared **Daniel Porto Brown,** acting as Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 09/06/2020

VIJAY KUMAR PATEL
MY COMMISSION # GG000616
EXPIRES September 06, 2020
(407) 398-0153 FloridaNotaryService.com

State of _____
County of _____

On _____, 2018, before me the undersigned authority, personally appeared **Helen Smith,** acting as Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

Helen Smith accepted the appointment as successor co-trustee and Nancy Phipps declined to serve as the same. Said Acceptance of Appointment as Co-Trustee Certificate and Declination to accept Role of Co-Trustee Certificate are attached hereto as Exhibits "B" and "C" respectively.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 6608 Highway 100, Nashville, Tennessee 37205

WITNESS THE EXECUTION HEREOF on the dates upon which our signatures are notarized below.

Helen Smith

Daniel Porto Brown, Co-Trustee **Helen Smith, Co-Trustee**

State of Florida
County of _____

On _____, 2018, before me the undersigned authority, personally appeared **Daniel Porto Brown,** acting as Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: _____

State of Georgia
County of Rockdale

On December 14, 2018, before me the undersigned authority, personally appeared **Helen Smith,** acting as Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: May 28, 2022

TIFFANY Y BUSBY NOTARY PUBLIC ROCKDALE COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 28, 2022

State of Georgia
County of Rockdale

AFFIDAVIT

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(G).

Helen Smith
Affiant

Sworn and subscribed before me on December 14, 2018.

Notary Public

My Commission Expires: May 28, 2022

TIFFANY Y BUSBY
NOTARY PUBLIC
ROCKDALE COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 28, 2022

Exhibit A

RESIGNATION OF CO-TRUSTEE CERTIFICATE

I, the undersigned, Louise Short Whitaker, do hereby voluntarily tender my resignation as a Co-Trustee of The Hunter Baird Short Trust UAD 7/29/14 (the "Trust"). My sister, Helen Smith, has agreed to replace me as a Co-Trustee. My sister, Nancy Phipps, has declined to accept and assume the role as a replacement Successor Co-Trustee.

This resignation shall be understood to be effective immediately at 11:00 A. M., Thursday, May 17, 2018. I direct my Successor Co-Trustee, Helen Smith, to execute and deliver to the Co-Trustee, Daniel Porto Brown, and to the several beneficiaries of the Trust a signed, written Acceptance of Appointment as Successor Co-Trustee.

IN WITNESS WHEREOF, I Louise Short Whitaker, have executed this Resignation of Co-Trustee Certificate this 17th day of May, 2018.

Signed, sealed and delivered in the presence of:

Witness:

Sign

DONALD J. BANNER

Print Name

Helen Banner

Sign

Helen Banner

Print Name

Resigning Co-Trustee:

Louise Short Whitaker

Exhibit B

ACCEPTANCE OF APPOINTMENT AS CO-TRUSTEE CERTIFICATE

I, the undersigned, Helen Smith, do hereby accept appointment as a Co-Trustee of The Hunter Baird Short Trust UAD 7/29/14 (the "Trust"). I agree to replace my sister, Louise Short Whitaker, as a Co-Trustee of the Trust.

This acceptance shall be understood to be effective immediately at 11:00 A. M., Thursday, May 17, 2018. I will deliver to the Co-Trustee, Daniel Porto Brown, and to the several beneficiaries of the Trust a copy of this signed Acceptance of Appointment as Successor Co-Trustee Certificate.

IN WITNESS WHEREOF, I Helen Smith, have executed this Acceptance of Appointment as Successor Co-Trustee Certificate this 17th day of May, 2018.

Signed, sealed and delivered in the presence of:

Witness:

Sign

Donald J. Banner

Print Name

Helen Banner

Sign

Helen Banner

Print Name

Helen Smith

Helen Smith

Exhibit C

DECLINATION TO ACCEPT ROLE OF CO-TRUSTEE CERTIFICATE

I, the undersigned, Nancy Phipps, do hereby decline to accept the role of a Co-Trustee of The Hunter Baird Short Trust UAD 7/29/14 (the "Trust"). Being informed that one of the current Co-Trustees, namely: Louise Short Whitaker, is resigning as a Co-Trustee, and understanding that, under the Trust, I am the next in line to succeed Louise Short Whitaker, I nonetheless have decided to decline to accept the role of a Co-Trustee of the Trust. My sister, Helen Smith, has agreed to accept this position and to assume the role as a replacement Successor Co-Trustee.

IN WITNESS WHEREOF, I, Nancy Phipps, have executed this Declination to Accept Role of Co-Trustee Certificate this 17th day of May, 2018.

Signed, sealed and delivered in the presence of:

Witness:

Sign

DONALD J. BANNER

Print Name

Helen Banner

Sign

Helen Banner

Print Name

Nancy Phipps

Nancy Phipps