This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
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

Karen Johnson Davidson County
Batch# 184026 DEEDQC
01/15/2019 03:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190115-0004261

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
Christina Kilburn, Trustee Rebecca S. Larson Irrevocable Trust dated January 10, 2019 2 Redbud Drive Nashville, TN 37215	SAME	131010b12200co

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Sworn to and subscribed before me this January 10, 2019.

Notary Public

My Commission Expires:

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

QUITCLAIM DEED

FOR -0- DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, I, REBECCA LARSON (hereinafter, collectively, "Grantor"), have this date bargained and sold, and do hereby transfer and convey my interest in the following described property unto CHRISTINA KILBURN, Trustee, or her successors in interest, under the REBECCA S. LARSON IRREVOCABLE TRUST, dated January 10, 2019, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LEGAL DESCRIPTION ATTACHED as EXHIBIT A

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on January 10, 2019.

REBECCA LARSON

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 REBECCA LARSON, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 10th day of January, 2019.

NOTARY PUBLIC

MATTHEW D. HULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

My Commission Expires: _____

EXHIBIT A

Being Lot No. 2 on the Plan of Redbud, a Planned Unit Development, of record in Book 4675, page 137, amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846 and Book 5003, page 925, said Register's office to which plat reference is hereby made for a more complete description.

Being the same property conveyed Rebecca Larson by Warranty Deed of record from Louise McMinn, a widow, in Instrument Number 20181207-0119553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2019 for Davidson County, Tennessee.
2. Matters shown on the in Plat Book 4675, page 137 and amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846 and Book 5003, page 925, said Register's Office for Davidson County, Tennessee.
3. Covenants as of record in Book 4845, page 395 and amended in Instrument No. 20160218-0015563, said Register's Office for Davidson County, Tennessee.
4. Charter of Redbud Cooperative corporation as of record in Book 4852, page 607, said Register's Office for Davidson County, Tennessee.
5. Deed to Redbud Cooperative Corporation of record in Book 4861, page 613, said Register's Office for Davidson County, Tennessee.

The legal description above is taken verbatim from the prior deed of record.

This improved property is known as 2 Redbud Drive, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).