This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 202772 DEEDQC
03/06/2019 01:42:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190306-0020591

Record and return to:
Same as preparer

Address of New Owner:
L.A. & R.A. Hagar Trust
Lynn A. Hagar, Trustee
Rhonda A. Hagar, Trustee
7544 Watervale Drive
Nashville, TN 37221

Send Tax Bills to:
New Owner

Map/Parcel:
126 16 0A 296.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Lynn A. Hagar and Rhonda C. Hagar, husband and wife**, hereinafter Grantors, have bargained and sold, and by these presents do quitclaim, transfer and convey unto **Lynn A. Hagar and Rhonda A. Hagar, Trustee of the L.A. & R.A. Hagar Trust** dated March 4, 2019 hereinafter Grantees, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 240 on the Final Plat of Riverwalk, Phase 2A, Section 2, as shown by plat appearing of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Lynn A. Hagar and Rhonda C. Hagar, husband and wife, by deed from The Craig Company of record in Instrument No. 20040513-0056050, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 7544 Watervale Drive, Nashville, Tennessee.

Grantees, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement. The property and its proceeds shall have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or

its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of March 2019.

Lynn A. Hagar, Grantor

Rhonda C. Hagar, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Lynn A. Hagar and Rhonda C. Hagar, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2019.

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Lynn A. Hagar, Trustee, Grantee

Subscribed and sworn to before me this 4th day of March 2019.

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022