This instrument prepared by:
David T. Hooper
Julie Alley
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 206669 DEEDQC
03/18/2019 09:27:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190318-0024254

Record and return to:
Same as preparer

Address of New Owner:
Kozak Family Trust
Randall P. Kozak, Trustee
Currin Kozak, Trustee
2422 McIntyre Court
Franklin, TN 37069

Send Tax Bills to:
Same as Owner

Map/Parcel:
09112006900

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Randall P. Kozak and wife, Currin M. Kozak,** hereinafter Grantors, have bargained and sold, and by these presents do quitclaim, transfer and convey unto **Randall P. Kozak and Currin Kozak**, Trustees of the Kozak Family Trust dated March 13, 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. 412 of Block No. 82 on the No.1 Plan of West Nashville of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Randall P. Kozak and wife, Currin M. Kozak, by deed from Cassie Lynn n/k/a Cassie L. Foote and husband, Adam Foote, of record in Instrument No. 20160411-0034578, 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 4505 Indiana Avenue, Nashville, Tennessee.

Grantees, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above. 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 13 day of March, 2019.

Randall P. Kozak, Grantor

Currin M. Kozak, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Randall P. Kozak and Currin M. Kozak, 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 13 day of March, 2019.

Notary Public
My Commission Expires:

DAVID HOOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires APRIL 2020

State of Tennessee
County of Williamson

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

Grantee

Subscribed and sworn to before me this 13 day of March, 2019.

Notary Public
My Commission Expires:

DAVID HOOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires APRIL 2020