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

Karen Johnson Davidson County
Batch# 206676 DEEDQC
03/18/2019 09:31:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190318-0024261

Record and return to:
Same as preparer

Address of New Owner:
Bentrup Trust
Damien E. Boyd, Trustee
14695 Central Pike
Lebanon, TN 37090

Send Tax Bills to:
Helen P. Bentrup
7420 Birkdale Place
Nashville, TN 37221

Map/Parcel:
142 06 0 082.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Helen P. Bentrup**, an unmarried person, hereinafter Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Damien E. Boyd, Trustee of the Bentrup Trust** dated March 15, 2019, hereinafter Grantee, his successors and assigns, all of Grantor's 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. 6, Birkdale Place, as shown on plat of record in Plat Book 7900, Page 971, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Helen P. Bentrup, an unmarried person, by deed from Boris Beylin and wife, Eleonora Beylin, of record in Instrument No. 20130429-0042258, 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 7420 Birkdale Place, Nashville, Tennessee 37221.

Grantee, as Trustee, 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.

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 15th day of March 2019.

Helen Patricia Boyd Bentrup
Helen P. Bentrup, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Helen P. Bentrup, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March 2019.

Sara Denman
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 an irrevocable grantor trust.

Damien E. Boyd, Trustee, Grantee

Subscribed and sworn to before me this 15 day of March 2019.

Sara Denman
Notary Public
My Commission Expires: 2/21/22

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