AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 530927701-56937801

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 161-09-0-121

Karen Johnson Davidson County
Batch# 212416 DEEDQC
04/01/2019 02:44:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20190401-0029269

QUIT CLAIM DEED

THIS DEED made and entered into on this 25th day of March, 2019, by and between Joyce Heffington, a mailing address of 2702 Brigadoon Drive, Clearwater, FL 33759, hereinafter referred to as Grantor(s) and Joyce Patricia Heffington, as trustee of The Joyce Patricia Heffington Living Trust, Dated 03/25/19, a mailing address of 2702 Brigadoon Drive, Clearwater, FL 33759, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 9B, AS SHOWN ON THE MAP ENTITLED ZONE LOT DIVISION OF LOT 9, SECTION ONE, BRENTWOOD MEADOWS, OF RECORD AS PLAT BOOK 6250, PAGE 379, AMENDING PLAT BOOK 5200, PAGE 694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Also known as: 400 Hill Road, Nashville, TN 37220

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to Joyce Heffington from Andrew Lazarus in a prior Deed recorded under INSTRUMENT NO. 20150202-0009603, recorded on 02/02/2015 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 161-09-0-121

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Joyce P. Heffington
Joyce Heffington

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Joyce Heffington, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 25th day of March 2019

Barbara J. Keil
Notary Public Barbara J. Keil
My Commission expires: 11-20-22

Personally Known ____ Or has Produced FLID Card as Identification.

Barbara J. Keil
Notary Public - State of Florida
Commission # GG 241474
My Comm. Expires Nov 20,2022

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Joyce P. Heffington
Affiant

STATE OF PINELLAS
COUNTY OF FLORIDA

Sworn to before me this 15th day of March, 2019.

Personally Known ____ Or has Produced FL FD Card as Identification.

Barbara J. Keil
Notary Public
My Commission Expires: 11-20-22

Barbara J. Keil
Notary Public - State of Florida
Commission # GG 241474
My Comm. Expires Nov 20,2022

Name and address for person(s) responsible for taxes:

Joyce Patricia Heffington
2702 Brigadoon Drive
Clearwater, FL 33759

Name and address of property owner:

Joyce Patricia Heffington
2702 Brigadoon Drive
Clearwater, FL 33759

The Joyce Patricia Heffington Living Trust
Certification of Trust

The undersigned, the Trustees of The Joyce Patricia Heffington Living Trust, under penalty of perjury, each hereby certify the following:

A. **Name and Existence**. The name of the trust is The Joyce Patricia Heffington Living Trust (the "Trust"). The Declaration of Trust creating the said Trust was executed on March 25, 2019 and is effective as of such date.

B. **Trust Property**. The Grantor has set aside and holds in the Trust all interest in certain property listed in the schedules of said Declaration of Trust (the "Trust Property"), to be used for the benefit of the beneficiaries named therein.

C. **Trustee**. The Trustees of the Trust are the following persons:

Joyce Patricia Heffington

Craig Lamont Heffington

D. **Powers of Trustee**. Each Trustee has the powers deemed necessary and appropriate to administer the Trust, including all powers granted under Florida law, subject to the fiduciary duties to the Grantor and beneficiaries. The powers of the Trustees include, but are not limited to, the powers to:

1) Collect, hold, maintain, manage, and administer the Trust Property as if the trustee were the absolute owner of it;

2) Sell, trade, deal, encumber, mortgage, pledge, option, lease, lend, or improve the Trust Property;

3) Invest, reinvest, and make purchases with the income and principal of the Trust in every kind of property, asset, and investment;

4) Borrow money from the Trust for trust purposes;

5) Employ and pay reasonable fees to attorneys, accountants, financial advisors, and any other professionals deemed necessary or advisable for the proper administration of the Trust;

6) Enter into contracts and otherwise execute any instruments on behalf of the Trust;

7) Establish bank, brokerage, and other financial and nonfinancial accounts for and on behalf of the Trust, and execute any and all documents on the Trust's behalf in relation thereto, including any resolutions, certifications, or certificates required for such accounts;

8) Distribute or divide the Trust Property in accordance with the Trust (subject to any restrictions or limits set forth under Florida law), and execute any documents necessary to administer any trust or subtrust created by this Declaration;

9) Receive additional property into the Trust;

10) Continue, operate, expand, manage, and sell any business that is part of the Trust;

11) Commence, defend, arbitrate, and settle legal claims or actions concerning the Trust or the Trust Property;

12) Exercise voting rights, give proxies, and enter into voting agreements with respect to stock and other business ownership interests held by the Trust;

13) Prepare tax returns and take any necessary or desirable actions with governmental agencies;

14) Have authority over, and the right to access, all digital Trust Property, including the content of any of a Grantor's electronic communications, any catalogue of electronic communications sent or received by the Grantor, and any other digital asset in which the Grantor has a right or interest, in accordance with applicable state law;

15) Purchase and modify insurance;

16) Pay or disburse such sums from the assets of the Trust as may be required, necessary, or desirable to maintain the comfort and welfare of a Grantor if the Grantor is unable to actively and competently exercise judgment over financial matters by reason of a medical illness or mental impairment; and

17) On the death of either Grantor, pay any just debts and expenses of the Grantor.

E. **Revocation**. The Trust is revocable, and the Grantor has the power to revoke the Trust at any time.

F. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained in this Certification of Trust to be incorrect. This Certification of Trust correctly states the terms and conditions under which the trust property is held, managed and disposed of by the Trustees.

IN WITNESS WHEREOF, each Trustee has executed this Certification of Trust on the date below:

Date: March 25, 2019

Joyce Patricia Heffington AS TRUSTEE
Signature of Joyce Patricia Heffington, as Trustee

Craig Lamont Heffington AS TRUSTEE
Signature of Craig Lamont Heffington, as Trustee

ACKNOWLEDGMENT
OF NOTARY PUBLIC

State of Florida

County of PINELLAS

The foregoing instrument was acknowledged before me this 25th day of March, 2019, by Joyce Patricia Heffington and Craig Lamont Heffington.

Personally Known ____ Or has
Produced FL ID Card
as Identification.

Notary Signature

Barbara J. Keil

PRINT, TYPE OR STAMP NAME OF NOTARY
Barbara J. Keil

Personally Known ____ Or has
Produced Driver License
as Identification.

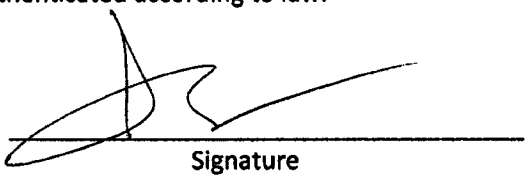
Barbara J. Keil
Notary Public - State of Florida
Commission # GG 241474
My Comm. Expires Nov 20,2022

(SEAL)

Personally known ____
OR Produced identification ____
Type of identification produced ✓

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and/or 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.



Signature

STATE OF NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Notary Public's Signature

My Commission Expires 6/6/21

Notary's Seal

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021