THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Jeffery Clonce
7413 Riverland Drive
Nashville, TN 37221-6564

SEND TAX BILLS TO:
Jeffery Clonce
7413 Riverland Drive
Nashville, TN 37221-6564

NEW OWNER'S MAILING ADDRESS:
Jeffery Clonce
7413 Riverland Drive
Nashville, TN 37221-6564

MAP-PARCEL NUMBER(S):
126-16-0A-634.00-C

65536230
4908937

(2)

QUITCLAIM DEED

342606801 7

THIS INDENTURE, made this 4th day of April 2019, by and between **Jeffery Clonce, an unmarried man**, hereinafter referred to as "Grantor", and **Jeffery Clonce, Trustee of the Whiskers Revocable Living Trust Agreement dated July 13, 2007**, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

Lot No. 389 on the Final Plat of Riverwalk, Phase 4C, a Cluster Lot Development, of record as Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property Address: 7413 Riverland Drive, Nashville, TN 37221-6564

Being the same property conveyed to Grantor by deed dated _____ which deed was recorded at Instrument/Case No. 201904120033767 in the Land Records for Davidson County on 4/12/2019.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(F): "Transfers by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

Karen Johnson Davidson County
Batch# 218534 DEEDQC
04/16/2019 12:30:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20190416-0034792

WITNESS: the signature of the Grantor the day and year first above written.

Grantor

Jeffery Clonce, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 4th day of April, 2019, before me personally appeared **Jeffery Clonce**, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Sandie D Lamb

Notary Public (Signature of Notary Public)

SANDIE D. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(OFFICIAL SEAL)

Sandie D Lamb

(Printed Name of Notary Public)

My Commission Expires: 6-19-21

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: TN Driver License

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Affiant

Jeffery Clonce, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 4th day of April, 2019, **Jeffery Clonce.**

Sandie D Lamb

Notary Public (Signature of Notary Public)

SANDIE D. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(OFFICIAL SEAL)

Sandie D Lamb

(Printed Name of Notary Public)

My Commission Expires: 6-19-21

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: TN Driver License

Certificate or Memorandum of Trust Agreement

Jeffrey C Sims, the undersigned Trustee(s), being first duly sworn, certifies that a Trust exists and states:

1. **Title of Trust**
The name of the Trust is: Whitsett Revocable Trust

2. **Date of Trust**
The date of the Trust is: July 13, 2007.

3. **Trust Tax Identification Number**
The Trust tax identification number is: 408-39-7701.

4. **Trustee**
The name and address of the Trustee(s) currently acting for the Trust is:
7413 River Island Dr.
Nashville, TN 37221.

5. **Powers of Trustee**
A. The Trustee may buy, sell and trade securities of any nature, including short sales, on margin, and for such purposes may maintain and operate margin accounts with brokers, and may pledge any securities held or purchased by it with such brokers as security for loans and advances made to the Trustee.

B. The Trustee has power to sell, exchange, lease, give options for, transfer and/or convey real property, including the power to execute all necessary documents.

6. **Governing Law**
The Trust Agreement, and any amendment, is governed by the laws of Tennessee (insert State).

7. **Full Force and Effect**
The Trust Agreement, and any amendment, remains in full force and effect.

8. **Reliance**
This Certificate of Trust correctly cites the current status of the Trust Agreement.

THE UNDERSIDGNED TRUSTEE(S) HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE TRUST DESCRIBED ABOVE HAS NOT BEEN REVOKED, MODIFIED, OR AMENDED IN ANY MANNER WHICH WOULD CAUSE THE REPRESENTATIONS CONTAINED HEREIN TO BE INCORRECT. THIS CERTIFICATION IS SIGNED BY ALL OF THE CURRENTLY ACTING TRUSTEES WHO DECLARE THE ABOVE TO BE TRUE AND CORRECT

Witness my signature this the 4th day of April, 2019.

Jeffry Clonce
(Printed Name of Trustee)

(Signature of Trustee)

SANDIE D. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of TENNESSEE
County of Davidson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4th day of April, 2019, within my jurisdiction, the within named, Jeffery Clonce, as Trustee(s) under the Whisler Revocable Living Trust, dated July 13, 2007, acknowledged that he executed the above and foregoing instrument as Trustee and as his act and deed.

Sandie D Lamb
NOTARY PUBLIC

My Commission expires: 6-19-21

☐ Personally Known OR

☐ ~~Produced~~ Identification [Type of Identification Produced]: TN Driver License

EXHIBIT "A"

Lot No. 389 on the Final Plat of Riverwalk, Phase 4C, a Cluster Lot Development, of record as Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For Informational Purposes Only:

Being the same property conveyed to Jeffery Clonce by deed dated _____ which deed was recorded at Instrument/Case No. _____ in the Land Records for Davidson County, Tennessee on _____. Thereafter, the property was conveyed by Jeffery Clonce, bydeed Dated _____and recorded in Book_____at Page_____, Instrument/Case No. _____in the Land Records for Davidson County, Tennessee.

MAP-PARCEL NUMBER(S): 126-16-0A-634.00-C

Property Address: 7413 Riverland Drive, Nashville, TN 37221-6564

True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne