Karen Johnson Davidson County
Batch# 223854 DEEDQC
04/30/2019 01:31:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190430-0039930

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $10.00. This is a transfer to a trust. Curtis A. Modin Affiant Subscribed and sworn to before me, this 18th day of January 2019 Justin Gilbert Notary public My commission Expires: 7/11/2021
MUSIC CITY ESTATE LAW **4525 HARDING PIKE, SUITE 200** **NASHVILLE, TN 37205** **(615) 628-7775** JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires July 11, 2021	

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Curtis Andrew Modin 605 Belgium Drive Hermitage, TN 37076	Curtis Andrew Modin 605 Belgium Drive Hermitage, TN 37076	17512001800

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Curtis A. Modin, Grantor, does hereby quitclaim, transfer and convey unto Doyle Box, Trustee of the Curtis Andrew Modin Irrevocable Trust dated April 16, 2019, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 227, Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Curtis Modin from Valinda Modin and Doyle Box, by Quitclaim Deed dated September 6, 2016, and recorded on September 8, 2016 as Document No. 20160908-0094488, Registers Office for Davidson County, Tennessee.

Also being the same property conveyed to Curtis A. Modin and Valinda Modin, joint tenants with right of survivorship, from Beverly Ann Sray, married, by Warranty Deed dated February 11, 2015, and recorded on February 18, 2015 as Document No. 20150218-0014178, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 605 Belgium Drive, Hermitage, Tennessee 37076

Witness my hand this 16th day of April 2019.

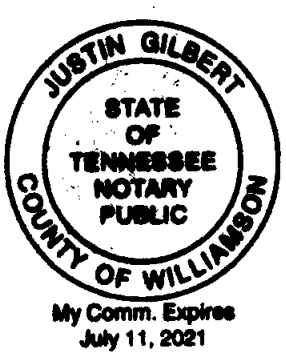
Curtis A. Modin, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Justin Gilbert, Notary Public, Curtis A. Modin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, April 16, 2019.

[Seal]



Justin Gilbert, Notary Public
My commission expires: July 11, 2021