This Instrument prepared by and return to:
Tara Ryan Kostakis, Attorney
Apperson Crump PLC
6070 Poplar Avenue, Suite 600
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 229536 DEEDQC
05/14/2019 10:57:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190514-0045213

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that PATRICIA FREDERICKSEN ("Grantor"), of the County of Davidson and State of Tennessee, for and in consideration of Ten Dollars ($10.00) does hereby bargain, sell, remise, release, quit claim and convey unto PATRICIA A. FREDERICKSEN, Trustee of the PATRICIA A. FREDERICKSEN REVOCABLE LIVING TRUST, dated April 1, 2003 ("Grantee"), all of grantor's interest in the following described real estate located in the County of Davidson, State of Tennessee, to-wit:

> LAND in the 9th, formerly the 14th, Civil District of said County and State, being Lot No. 10 on the unrecorded plan of the Harpeth Heights, Section 3, described according to a survey made by Hal R. Swann, Jr., Surveyor, September 21, 1963, as follows:
>
> Beginning at an iron pin at the southwest corner of Highway No. 100 and Trace Creek Drive; thence with the southerly margin of said Highway, westerly 146 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southwardly 300 feet to an iron pin; thence eastwardly 146 feet to the westerly margin of said Drive; thence with same, northwardly 300 feet to the beginning.
>
> This Conveyance is made subject to 100-foot building setback line as shown on survey of Harpeth Heights, Section 3, made by Hal R. Swann, Jr., September 21, 1963; and to restrictive covenants of record in Book 4267, Page 163, said Register's Office.

This being the same property conveyed to Lynn and Patricia Fredericksen by Warranty Deed of record at Book 8500, Page 762, in the Register's Office of Davidson County, Tennessee. Lynn Fredericksen and Patricia A. Fredericksen were married at the time of said conveyance, and said marriage continued uninterrupted until the death of Lynn Fredericksen on October 19, 2002, and Patricia A. Fredericksen obtained title as surviving tenant by the entirety.

This conveyance is being made for the sole purpose of transferring the property from the name of the Grantor to a revocable living trust created by the Grantor hereof and for which the Grantor is trustee, and who has the power and authority to transfer real property. This conveyance is made subject to all taxes, easements, subdivision restrictions, and encumbrances of record. This instrument was prepared without a full title search.

IN TESTIMONY WHEREOF, the undersigned Grantor executes this instrument, this 13th day of April, 2019.

Patricia Fredericksen
PATRICIA FREDERICKSEN

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of April, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared PATRICIA FREDERICKSEN, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office and day and year above written.

JULIE ANN HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Julie A. Hunter
Notary Public
My Commission Expires: 6-21-22

Property Address:
7901 Highway 100
Nashville, TN 37221

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is: $ 0.00 (exempt transfer pursuant to T.C.A. § 67-4-409(a)(3)(F)).

Property Owner and Mail tax bills to:
Patricia A. Fredericksen, Trustee
501 Trace Creek Dr.
Nashville, TN 37221

Patricia Fredericksen
Affiant

TAX PARCEL I.D. #: 156 00 0 078.00

Subscribed and sworn to before me this the 13th day of April, 2019.

JULIE ANN HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Julie A. Hunter
Notary Public
My Commission Expires: 6-21-22