Karen Johnson Davidson County
Batch# 230152 DEEDQC
05/15/2019 11:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190515-0045774

This Instrument Prepared By:
Bass, Berry & Sims (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Name & Address of New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Justine J. Osteen 918 General George Patton Road Nashville, TN 37221	Same	142 09 0D 072.00 Davidson County

TRUSTEE'S QUITCLAIM DEED

WHEREAS, Justine J. Osteen is the trustee (the "Trustee") of the James F. Osteen Family Trust (the "Trust");

WHEREAS, the Trustee acquired an undivided one-half (1/2) interest in and to the real property located in Davidson County, Tennessee and more particularly described on Exhibit A hereto (the "Property"), as trustee of the Trust; and

WHEREAS, pursuant to the terms of that certain Nonjudicial Settlement Agreement to Encroach Property From Trust dated May 8, 2019, the Trustee and the beneficiaries of the Trust determined that the Property shall be distributed to Justine J. Osteen.

NOW THEREFORE AND PURSUANT TO the authority granted to her as trustee, Justine J. Osteen, as trustee of the JAMES F. OSTEEN FAMILY TRUST, and not further or otherwise, does hereby quitclaim and, by these presents, transfer and convey unto JUSTINE J. OSTEEN, her heirs and assigns, all of her right, title, and interest as trustee of the Trust, in and to the Property.

This is improved property known as 1064 General George Patton Road, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 15th day of May, 2019.

JAMES F. OSTEEN FAMILY TRUST:

Justine J. Osteen, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Justine J. Osteen, with whom I am personally acquainted and who acknowledged that she executed the within instrument, as trustee of the James F. Osteen Family Trust, for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2019.

My Commission Expires: _____

Notary Public

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 5, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

David H. Mayer

Subscribed and sworn to before me this 15th day of May, 2019.

My Commission Expires: _____

Notary Public

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 5, 2020

EXHIBIT A

Unit No. 1064, together with the Carport designated No. 1064-C in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, page 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereto the same as though copied herein.

Being the same property conveyed to Justine J. Osteen, as trustee of the James F. Osteen Family Trust, by deed from Justine J. Osteen, as executor of the estate of James F. Osteen, of record at Instrument Number 20040213-0017393, Register's Office for Davidson County, Tennessee.

26469190.1

True Copy Certification

I, __Lucretia Albert_, 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/19

Notary's Seal (if on paper)

