Karen Johnson Davidson County
Batch# 235519 DEEDQC
05/29/2019 07:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190529-0050340

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Virginia Phillips Hale, Trustee
Virginia Phillips Hale Revocable
Trust dtd May 22, 2019
45 Concord Park East
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
Map 116-08-B
Parcel 045.00-CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Virginia Phillips Hale (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Virginia Phillips Hale, Trustee, and her successors in trust, of the Virginia Phillips Hale Revocable Trust dated May 22, 2019 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 45, on the Plan of Revision #2 Sugartree Phase #2 as of record in Plat Book 4860, Pages 79 and 80, amended in Book 5005, Page 144; Book 5010, Page 117; Book 5015, Page 550; Book 5072, Page 165; Book 5084, Page 960; Book 5121, Page 89; Book 5122, Page 326; Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Virginia P. Hale, an unmarried woman, by deed from Francis W. Gluck and wife, Judith Gluck, of record by instrument number 20050408-0038982, said Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 45 Concord Park East, Nashville, TN 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 23 day of May, 2019.

Virginia Phillips Hale, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Virginia Phillips Hale, Grantor, who upon oath acknowledged that she is the Trustee of the Virginia Phillips Hale Revocable Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23 day of May, 2019.

Notary Public

My Commission Expires: 01.06.20

RYAN BREEGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me this 23 day of May, 2019.

Notary Public

My Commission Expires: 01.06.20

RYAN BREEGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Meghan E. Reed, do hereby make oath that I am 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.

Meghan E. Reed

Meghan E. Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Meghan E. Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of May, 2019.

Celeste Quigley

Notary Public

My Commission Expires: 09-07-2020

CELESTE QUIGLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Celeste Quigley
My Commission Expires
September 7, 2020
STATE OF TENNESSEE

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