Karen Johnson Davidson County
Batch# 245753 DEEDQC
06/19/2019 03:22:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190619-0059157

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
KAREN K. SMITH 5746 Mount View Rd. Antioch, TN 37013	SAME	16400023900

STATE OF NORTH CAROLINA)
COUNTY OF BUNCOMBE)

The actual consideration for this transfer is NONE.

Barbara Kostic
BARBARA KOSTIC, Trustee

SUBSCRIBED AND SWORN to before me by BARBARA KOSTIC this 13th day of June, 2019.

Rachel D Tanksley-Russell
Notary Public
Buncombe County
North Carolina
My Commission Expires 3/2/2022

Rachel D. Tanksley-Russell
Notary Public
My Commission Expires: 3-2-2022

Pursuant to the terms of the Julia Kelly Kostic Revocable Living Trust dated June 10, 2002, BARBARA KOSTIC, TRUSTEE OF THE JULIA K. KOSTIC REVOCABLE LIVING TRUST DATED JUNE 10, 2002, "GRANTOR," does hereby transfer, convey and quitclaim to KAREN K. SMITH, her heirs and assigns, all of Grantor's right, title and interest in certain property located in Davidson County, Tennessee described in Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand, this 13th day of June, 2019.

Barbara Kostic

BARBARA KOSTIC, TRUSTEE OF THE JULIA K. KOSTIC REVOCABLE LIVING TRUST DATED JUNE 10, 2002

STATE OF NORTH CAROLINA)
COUNTY OF BUNCOMBE)

Personally appeared before me BARBARA KOSTIC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the TRUSTEE OF THE JULIA K. KOSTIC REVOCABLE LIVING TRUST DATED JUNE 10, 2002 and that she as such Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 13th day of June, 2019.

Rachel D. Tanksley-Russell
Notary Public

My Commission Expires:

3-2-2022

Rachel D Tankersley-Russell
Notary Public
Buncombe County
North Carolina
My Commission Expires 3-2-2022

EXHIBIT A

Property lying in the 2nd Civil District, Davidson County, Tennessee, and on the East side of Mt. View Road approximately eight-tenths (.8) of a mile South of Murfreesboro Road, State Highway #41. The Property is bounded on the West by Mt. View Road, on the North by property belonging to E.A. Peay, and on the East and South by the remaining property of T.F. Kostic, and is further described as follows:

Beginning on an iron pin on the East margin of Mt. View Road, and being E.A. Peay's southwest corner; thence S. 84° 52' 12" E 1,134.70 feet with Peay's south line to an iron pin, and being the northeast corner of this tract, thence S. 4° 16' 24" W 186.39 feet to an iron pin and the southeast corner of this tract; thence N 84° 52' 12" W 1,209.25 feet to an iron pin on the East margin of Mt. View Road and being the southwest corner of this tract; thence northerly around a curve to the left, with a radius of 1,071.74 feet, a distance of 200.00 feet to an iron pin, the point of beginning and the northwest corner of this tract and containing 5.00 acres more or less.

Julia Kelly Kostic conveyed her one-half (1/2) undivided interest in said property to Julia Kelly Kostic, Trustee of the Julia Kelly Kostic Revocable Living Trust dated June 10, 2002 by deed of record in instrument #20020808-0095638, R.O.D.C. Julia K. Kostic appointed Barbara Kostic as Co-Trustee of the Julia K. Kostic Revocable Living Trust dated June 10, 2002 on December 26, 2013. Julia K. Kostic died on December 9, 2018. The Trust provided that Karen K. Smith is appointed as a co-trustee upon the death of Julia K. Kostic. Karen K. Smith has declined to serve as co-trustee. The Trust provided that if Karen K. Smith declines to serve as co-trustee, Barbara Kostic shall serve as sole Trustee of the Trust.

The property address is 5746 Mount View Rd., Antioch, TN 37013.