TRUSTEE'S QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 255999 DEEDQC
07/12/2019 09:24:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190712-0068019

M-RTE-18-4145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Meg Cressman, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/2020
(AFFIX SEAL)

CHARLES WELCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joe Ricky Love and Steven Whidby	**New Owner**	
(NAME)	(NAME)	
3935 Pin Hook Road		**165-00-0-061.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEG CRESSMAN, AS TRUSTEE OF THE LILLIE LOVE REVOCABLE TRUST, DATED NOVEMBER 16, 2004, AS AMENDED AND RESTATED ON SEPTEMBER 6, 2017,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOE RICKY LOVE, A MARRIED MAN, AND STEVEN WHIDBY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A LOUD NOISE IN THE CENTERLINE INTERSECTION OF LAVERGNE COUCHVILLE PIKE AND PIN HOOK ROAD, SAID LOUD NOISE BEING A METAL DETECTED SIGNAL BELIEVED TO BE A RAILROAD SPIKE PAVED OVER, SAID NOISE BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO LILLIE LOVE REVOCABLE TRUST, INSTRUMENT NO. 20161220-0133534) AND THE SOUTHEAST CORNER OF BURNETTE CHAPEL CHURCH OF CHRIST PROPERTY, (BOOK 3649, PAGE 491):

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE:
NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 196.72 FEET TO A POINT AT THE SOUTHWEST CORNER OF SUBJECT PARCEL 61, LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133533), SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE:

NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 165.30 FEET TO A POINT AT THE SOUTHWEST CORNER OF PARCEL 62, LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133532),

THENCE, WITH LEAVING THE CENTERLINE WITH SOUTHERLY LINE OF SAID PARCEL 62:
SOUTH 66 DEGREES 14 MINUTES 21 SECONDS EAST, PASSING OVER A FENCE CORNER POST AT 24.25 FEET, FOR A TOTAL DISTANCE OF 170.67 FEET TO AN IRON PIN SET IN THE WEST LINE OF PARCEL 59, SAID PARCEL CONVEYED TO LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133536);

THENCE, WITH WESTERLY LINE OF SAID PARCEL 59:
SOUTH 15 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 177.80 FEET TO AN IRON SET AT THE NORTHEAST CORNER OF PARCEL 113, SAID PARCEL CONVEYED TO LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133535);

THENCE, WITH NORTHERLY LINE OF SAID PARCEL 113:
NORTH 62 DEGREES 51 MINUTES 30 SECONDS WEST, PASSING OVER AN IRON PIN SET AT 205.66 FEET, FOR A TOTAL DISTANCE OF 229.26 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.78 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to W. C. Whitley and wife, Ollie Whitley by Warranty Deed from Lee Ella Nelson Smith and Charley Smith of record in Book 769, page 309 Register's Office for Davidson County, Tennessee, dated 08/29/1927 and recorded on 08/29/1927. The said W. C. Whitley predeceased Ollie Whitley, leaving the said Ollie Whitley as surviving tenant by the entirety.

Being a portion of the same property conveyed to Lillie Mae Whitley Love (also known as Lillie Mae Love, Lillie Love and Lillie Mai Love) by Installment Deed from Ollie Whitley of record in Book 6488, page 537 Register's Office for Davidson County, Tennessee, dated 02/01/1985 and recorded on 02/07/1985.

Being the same property conveyed to Lillie Mai Love by Quitclaim Deed from Walter Thomas Whitley, unmarried, aka Tommy Whitley (conveying his life estate) of record in Instrument No. 20090324-0026349 Register's Office for Davidson County, Tennessee, dated 02/11/2009 and recorded on 03/24/2009. See also Will of Ollie M. Whitley in Case No. 95P534 of the Probate Court for Davidson County, Tennessee. Said Will devised a life estate to Willie C. Whitley, and upon his death, a life estate to Tommy Whitley. The said Willie C. Whitley (being also known as Willie C. Whitley, Jr. or Willie Charlton Whitley, Jr.) having since died on September 22, 1982.

Being the same property conveyed to Lillie Love Revocable Trust by Quitclaim Deed from Lillie Mai Love of record in Instrument No. 20161220-0133533 Register's Office for Davidson County, Tennessee, dated 11/10/2016 and recorded on 12/20/2016.

Meg Cressman having been appointed Successor Trustee of the Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017 pursuant to Order of record in Case No. 17P-1821 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Restrictive Covenant for Detached Farm Accessory Building of record in Instrument Number 20110919-0072453, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20161220-0133535, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6488, Page 537, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **4145 Lavergne Couchville Pk., Antioch, Tennessee 37013**.

Witness my hand this the 9th day of July, 2019.

Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017

By: Meg Cressman, Trustee
Meg Cressman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meg Cressman, Trustee of Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 9 day of July, 2019.

Notary Public

CHARLES WELCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

My Commission Expires:
11/3/2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212