Karen Johnson Davidson County
Batch# 276114 DEEDQC
08/23/2019 03:10:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190823-0085171

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Denise Dobbs Richards 514 Clematis Drive Nashville, TN 37205	same	115 06 0 107.00

WHEREAS, Ann Perkerson Dobbs (the "Decedent") died on November 24, 2018, and Decedent's Last Will and Testament, dated March 21, 2012, was admitted to probate on February 7, 2019, as File No. 19P-124 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, William P. Dobbs is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor conveyed the Decedent's interest in certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to William P. Dobbs, Trustee, and his successors in trust, of the Ann Perkerson Dobbs Real Estate Trust; and

WHEREAS, William P. Dobbs, Trustee, of the Ann Perkerson Dobbs Real Estate Trust (the "Trust"), now wishes to convey the Trust's interest in the Property to the beneficiaries of the Trust, in termination of the Trust; and

WHEREAS, William P. Dobbs, Ann Rita Johnson and Denise Dobbs Richards, are the sole Beneficiaries of the Trust, and have entered into that certain Distribution and Settlement Agreement dated August 22, 2019 (the "Distribution Agreement"); and

WHEREAS, pursuant to the Distribution Agreement, Denise Dobbs Richards is entitled to the Trust's one hundred percent 100% interest in the Property; and

WHEREAS, William P. Dobbs and Ann Rita Johnson each join in this deed to acknowledge that they retain no ownership in the Property as an heir of Ann Perkerson Dobbs, either by law or under the Decedent's Will, or as a Beneficiary of the Ann Perkerson Dobbs Real Estate Trust; and

WHEREAS, William P. Dobbs, Trustee, of the Ann Perkerson Dobbs Real Estate Trust, desires to convey all of the Trust's right, title and interest in and to the Property to Denise Dobbs Richards, in fee simple, in order to settle matters of the Trust in accordance with the terms of the Trust and the Distribution Agreement.

NOW, THEREFORE, in consideration of the foregoing premises and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, William P. Dobbs, Trustee of the Ann Perkerson Dobbs Real Estate Trust, (the "Grantor"), does hereby quitclaim, transfer and convey all of the Trust's right, title and interest in the Property to Denise Dobbs Richards (the "Grantee"), in fee simple.

This is improved property known as 514 Clematis Drive, Nashville, Tennessee 37205.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 22 day of August, 2019.

GRANTOR:

ANN PERKERSON DOBBS REAL ESTATE TRUST

William P. Dobbs

William P. Dobbs, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared William P. Dobbs, Grantor, who upon oath acknowledged that he is the Trustee of the Ann Perkerson Dobbs Real Estate 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 22 day of August, 2019.

Andrew J Bellm

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELLM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

William P. Dobbs, individually, as a
Beneficiary of the Estate of Ann Perkerson Dobbs
and as a Beneficiary of the Ann Perkerson Dobbs
Real Estate Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared William P. Dobbs, Residuary Beneficiary of the Estate of Ann Perkerson Dobbs, and a Beneficiary of the Ann Perkerson Dobbs Real Estate 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 22 day of August, 2019.

Notary Public

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/3/23

Ann Rita Johnson, individually, as a
Beneficiary of the Estate of Ann Perkerson Dobbs
and as a Beneficiary of the Ann Perkerson Dobbs
Real Estate Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Ann Rita Johnson, Residuary Beneficiary of the Estate of Ann Perkerson Dobbs, and a Beneficiary of the Ann Perkerson Dobbs Real Estate 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 22 day of August, 2019.

Notary Public

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/3/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

Affiant

Subscribed and sworn to before me this 21st day of August, 2019.

Notary Public

My Commission Expires: 7-6-2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of West Meade Estates, Section v, as of record in Book 3106, page 73, Register's Office for said County.

Said lot fronts 125 feet on the easterly side of Clematis Drive and runs back 362.9 feet on the northerly line and 369.8 feet on the southerly line to a dead line in the rear on which it measures 125.2 feet.

Being the same property conveyed to William P. Dobbs, Trustee of the Ann Perkerson Dobbs Real Estate Trust, by Executor's Deed from William P. Dobbs, Executor for the Ann Perkerson Dobbs Estate, of record in Instrument No. 201908230085170, 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 514 Clematis Drive, Nashville, Tennessee 37205.

True Copy Certification

I, Andrew J. Bellm, 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.

Andrew J. Bellm
Signature

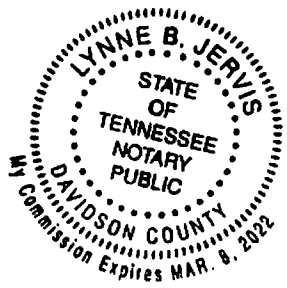
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne B. Jervis, a notary public for this county and state, Andrew J. Bellm, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal



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