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

Karen Johnson Davidson County
Batch# 276128 DEEDQC
08/23/2019 03:24:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190823-0085188

QUITCLAIM DEED

Address New Owners:
William P. Dobbs and
Ann Rita Johnson
6006 Manassas CT
Brentwood, TN 37027

Send Tax Bills To:
William P. Dobbs
6006 Manassas CT
Brentwood, TN 37027

Map/Parcel Number:
116 13 0 070.00

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, William P. Dobbs is entitled to an undivided fifty percent (50%) interest in the Property and Ann Rita Johnson is entitled to an undivided fifty percent (50%) interest in the Property; and

WHEREAS, Denise Dobbs Richards, joins in this deed to acknowledge that she retains 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 William P. Dobbs as to an undivided fifty percent (50 %) tenant in common interest and Ann Rita Johnson as to an undivided fifty percent (50%) tenant in common interest, 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 William P. Dobbs, as to an undivided fifty percent (50%) tenant in common interest and Ann Rita Johnson as to an undivided fifty percent (50%) tenant in common interest (the "Grantees"), in fee simple.

This is improved property known as 6009 Cargile Road, 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. Bell

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Denise Dobbs Richards, 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 Denise Dobbs Richards, 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 21st day of August, 2019.

Carla L Lovell
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

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 _____ day of _____, 2019.

Notary Public

My Commission Expires: _____

Denise Dobbs Richards, 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 Denise Dobbs Richards, 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 _____ day of _____, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ~~[Denise's payment amount?]~~ Zero Dollars zero dollars ($0.00) pursuant to T.C.A 67-4-409.

Affiant

Subscribed and sworn to before me this 22 day of August, 2019.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for said county.

Said Lot No. 25 fronts 106 feet on the southerly side of Cargile Road, and runs back 197.7 feet on the easterly line and 245 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 171.4 feet thereon.

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. 201908230085187, 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 6009 Cargile Road, 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.

Signature

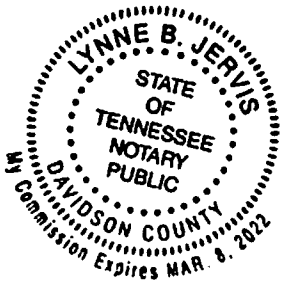
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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.

Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal



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