THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Dana B. Perry

Karen Johnson Davidson County
Batch# 310112 DEEDQC
11/04/2019 10:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191104-0113276

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Cecil W. VanDevender and Lauren M. Bardwell, Co-Trustees 3610 Pilcher Avenue Nashville, TN 37209	DAS Acquisition Company, LLC 12140 Woodcrest Executive Drive, Ste 150 St. Louis, MO 63141	104 01 0 455.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, CECIL W. VANDEVENDER and wife, LAUREN M. BARDWELL (the "Grantors"), do hereby sell, transfer, convey and quitclaim unto CECIL W. VANDEVENDER and LAUREN M. BARDWELL, CO-TRUSTEES OF THE VANDEVENDER-BARDWELL TENNESSEE COMMUNITY PROPERTY TRUST U/A DATED October 25, 2019 ("Grantee"), and their successors and assigns, all of Grantors' right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and

Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 25th day of October, 2019.

GRANTORS:

CECIL W. VANDEVENDER

LAUREN M. BARDWELL

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county aforesaid, personally appeared CECIL W. VANDEVENDER and wife, LAUREN M. BARDWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 25th day of October, 2019.

MELISSA N. RUSSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 07/23/23

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

I hereby swear and affirm that the actual consideration for this transfer is $-0-.

AFFIANT-GRANTEE:

VANDEVENDER-BARDWELL JOINT REVOCABLE TENNESSEE COMMUNITY PROPERTY TRUST U/A DATED October 25, 2019

By: _____
CECIL W. VANDEVENDER, Co-Trustee

Sworn and subscribed to before me
this 25th day of October, 2019.

_____
Notary Public

My Commission Expires: 07/23/23

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, RESUBDIVISION OF THE EASTERLY ONE-HALF OF LOT 174 ON THE PLAN OF PART OF WEST GROVE SUBDIVISION (BOOK 421, PAGE 88 RODC) AND LOT 8 AND PART OF LOT 5 ON THE MAP OF M.T. PENDERGRASS' SUBDIVISION OF LOTS 175 AND 176, WEST GROVE (BOOK 547, PAGE 185 RODC), as shown on plat of record in Instrument No. 20140708-0060178, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Trustee's Deed from C. Tucker Herndon, Substitute Trustee to J. Seth Jennings & William Smallman, dated June 10, 2011, recorded June 17, 2011 in Instrument No. 20110617-0046593, in the Register's Office of Davidson County, Tennessee.

Further being a part of property conveyed in Quitclaim Deed from J. Seth Jennings to William H. Smallman, dated January 28, 2014, recorded January 30, 2014 in Instrument No. 20140130-0008304, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed by Quitclaim Deed from William H. Smallman to Magness Group, Inc. dated April 12, 2014, recorded May 13, 2014 in Instrument No. 20140513-0041102, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) All restrictions of record; 2) All easements of record; 3) All visible easements; 4) All matters appearing on the plan and/or plat of record; 5) All applicable government and zoning regulations.

No boundary survey of the within tracts or parcels of land was made at the time of this conveyance, and the legal descriptions of the within tracts or parcels of land are not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, Dana B. Perry, do hereby make an 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.

Dana B. Perry, Authorized Agent

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, Jannine M. Rowell, a notary public for this county and state, Dana B. Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jannine M. Rowell
My Commission Expires: September 26, 2022