This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 312806 DEEDQC
11/07/2019 12:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191107-0115202

The actual consideration is $0.00.

NEW OWNER:

Starling P. Davis and Starling Davis Clark
14 Valley Forge
Nashville, TN, 37205

Taylor Stovall
AFFIANT

Subscribed and sworn to before me this
the 1st day of November, 2019.

Alyssa Rayne
NOTARY PUBLIC

ALYSSA RAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2020

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

116-08-0B-014.00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, **Starling Davis Clark, as Successor Trustee of L.W. Pressnell Trust, as to an undivided 30.2% interest, and Starling Davis Clark, as Successor Trustee of Testamentary Trust Created by the Last Will and Testament, dated May 11, 1960 and Admitted to Probate October 30, 1972, of Lottie W. Pressnell, as to an undivided 69.8% interest** (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to **Starling P. Davis, an unmarried woman and Starling Davis Clark, a married woman, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Second Revised Plan of Phase II, Sugartree, of record in Plat Book 4860, Page (s) 79 and 80, as amended in Book 5122, page 326 and Book 5222, page 468, in the Register's Office

for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Crex-Starling LLC, a Tennessee limited liability company by Warranty deed from Bob Berry and wife, Sandra Smith Berry f/k/a Sandra D. Smith of record in Instrument No. 20061005-0123563 Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 05, 2006.

Being the same property conveyed to Starling Pressnell Davis, Trustee of the L.W. Pressnell Trust, as to an undivided 30.2% interest, and Starling Pressnell Davis, as Sole Surviving Co-Trustee of the Testamentary Trust Created by the Last Will and Testament, dated May 11, 1960 and Admitted to Probate October 30, 1972, of Lottie Willie Pressnell, as to an undivided 69.8% interest by Quitclaim deed from Crex-Starling LLC, a Tennessee limited liability company of record in Instrument No. 20070328-0037265 Register's Office for Davidson County, Tennessee, dated March 22, 2007 and recorded on March 28, 2007.

This property is commonly known as 14 Valley Forge, Nashville, TN 37205.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 1st day of November, 2019.

GRANTOR:

Starling Davis Clark Successor Trustee of the L.W. Pressnell Trust

Starling Davis Clark, Successor Trustee of the L.W. Pressnell Trust

Starling Davis Clark, Successor Trustee

Starling Davis Clark, Successor Trustee of the Testamentary Trust Created by the Last Will and Testament of Lottie Willie Pressnell, dated May 11, 1960 and probated October 30, 1972

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Davidson

On this November 1st, 2019, before me personally appeared Starling Davis Clark, Successor Trustee of the L.W. Pressnell Trust, who is known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who acknowledged that she executed the within instrument for the purposes therein contained by signing her name as Trustee.

Witness my hand, at office, the 1st day of November, 2019.

Alyssa Rayne

NOTARY PUBLIC

My Commission Expires: 9/7/2020

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On this November 1st, 2019, before me personally appeared Starling Davis Clark, Successor Trustee of the Testamentary Trust Created by the Last Will and Testament of Lottie Willie Pressnell, dated May 11, 1960 and probated October 30, 1972, who is known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who acknowledged that she executed the within instrument for the purposes therein contained by signing her name as Trustee.

Witness my hand, at office, the 1st day of November, 2019.

Alyssa Rayne

NOTARY PUBLIC

My Commission Expires: 9/7/2020



20191505R

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

