FROM: RICHARD D. RAGAN and wife, NANCY RAGAN

TO: RICHARD D. RAGAN and NANCY E. RAGAN, TRUSTEES of the Ragan Family Revocable Living Trust Agreement U/A/D June 26, 2019, and their Successor Trustee(s)

QUITCLAIM DEED
For An Asset Transfer Under A Revocable Living Trust Agreement

ADDRESS NEW OWNER AS FOLLOWS: **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

Richard D. Ragan and
Nancy E. Ragan, Trustees
411 39th Ave. North
Nashville, TN 37209

New Owner- Same

Map 127-12-0
Parcel 008.00

This instrument prepared by:

Larry D. Craig,
Attorney at Law
P. O. Box 774
Kingston Springs, TN 37082
(615) 948-5031

Upon information furnished by the parties and without benefit of formal title examination or title insurance, no closing thereupon and without benefit of new survey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $0.00, a transfer under terms of a revocable trust agreement.

Richard D. Ragan, Affiant

Sworn to and subscribed before me this 12th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 7-09-2023

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

We, Richard D. Ragan and wife, Nancy Ragan, do hereby quitclaim all of our interest **unto Richard D. Ragan and Nancy E. Ragan, Trustees of the Ragan Family Revocable Living Trust Agreement U/A/D June 26, 2019, and their Successor Trustee(s),** as to the following tract of land situated in Davidson County, Tennessee , being more fully described as follows, to wit:

See Legal Description Attached Hereto and Incorporated By Reference Herein.

Being the same property conveyed to Richard D. Ragan and wife, Nancy Ragan by warranty deed from John Hemmings, an unmarried person, and Jerry C. Pendergrass, an unmarried person, of record in Instrument No. 20040727-0089791, as subsequently re-recorded in Instrument No. 20040803-0093011, Register's Office for Davidson County, Tennessee.

A Memorandum of Trust created by the Grantees herein is of record in Instrument No. 20190813-0080663, Register's Office for Davidson County, TN. The referenced Memorandum of Trust recites the created family revocable living trust, trust name, trust date and successor trustee(s) as of the date of execution.

Nancy Ragan is one and the same person as Nancy E. Ragan.

This is the same legal description as set forth on the prior deed of record.

This instrument and the interest hereby released and quitclaimed in conformity and pursuant to the terms of the created revocable family living trust is subject to such limitation, restrictions, easements and rights-of-way, encumbrances, restrictions, covenants, matters set forth on applicable plan or plat of record, current years taxes, all applicable government and zoning regulations as may effect the premises.

This is improved property commonly known as: 1055 Hickory Hollow Road, Nashville, Tennessee 37221.

Karen Johnson Davidson County
Batch# 314264 DEEDQC
11/12/2019 11:56:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191112-0116417

Witness our hands on this the 12th day of November, 2019.

Richard D. Ragan
RICHARD D. RAGAN

Nancy Ragan
NANCY RAGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, the within named Richard D. Ragan and wife, Nancy Ragan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2019.

NOTARY PUBLIC

My commission expires: 7-09-2023

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

LEGAL DESCRIPTION

BEING a 2.98 , more or less, acre tract of land lying in the Second Civil District of Davidson County, Tennessee, said tract further described as being a portion of Reserved Parcel "D" on the plan of Bellevue Manor as of record in Book 3600, page 32, Register's Office of Davidson County, Tennessee and being the property conveyed to Paul M. Nicholson as of record in Book 5332, page 451, Register's Office of Davidson County, Tennessee and being more particularly described according to a survey by William C. Abbott, Jr., dated May 6, 1983, as follows:

BEGINNING at a concrete monument, said monument further described as being the common rear corner of Lots 12, 13, 28 and 29 on the aforesaid Bellevue Manor; thence running with line dividing Lot 12 and Reserved Parcel "D" South 27 degrees 22 minutes 00 seconds West a distance of 492.29 feet to an existing concrete monument; thence South 65 degrees 53 minutes 30 seconds West a distance of 57.00 feet to an iron pin set in the rear line of Lot 11 on the said plan of Bellevue Manor; thence leaving the rear line of Lot 11 and running with the easterly line of the property conveyed to Ted Raper as of record in Book 5330, page 603, Register's Office of Davidson County, Tennessee North 19 degrees 32 minutes 40 seconds West a distance of 457.47 feet to an existing Iron Pin in the line dividing the said Reserved Parcel "D" from the Willie K. Davis property as of record in Book 5409, page 24, Register's Office of Davidson County, Tennessee; thence with the line dividing the said Reserved Parcel "D" and the Davis property North 71 degrees 51 minutes 00 seconds East a distance of 161.88 feet to an existing Iron Pin; thence North 39 degrees 29 minutes 40 seconds East a distance of 152.80 feet to an existing Iron Pin; thence leaving the line dividing the said Reserved Parcel "D" and the Davis property and running with the Southerly line of the Ted R. Potter property as of record in Book 5219, page 712, Register's Office of Davidson County, Tennessee, South 52 degrees 23 minutes 00 seconds East a distance of 227.70 feet to the point of beginning, containing 2.98, more or less, acres.

INCLUDED but EXCLUDED from the above tract of land is a right of way easement across the westerly and northerly part of premises also together with right to the use and maintenance of a right of way across the adjoining property as set out in instrument of record in Book 5371, page 554, Register's Office for Davidson County, Tennessee.