3

FROM: RICHARD D. 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**<br>**Nancy E. Ragan, Trustees**<br>**411 39th Ave. North**<br>**Nashville, TN 37209** | **New Owner- Same** | **Map 091-12-0**<br>**Parcel 297.00** |

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.

Nancy E 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.

**I, Richard D. Ragan,** do hereby quitclaim all of my 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Tariff Reform Addition, as of record in Book 161, Page 32, Register's Office for Davidson County, Tennessee.

Said lot fronts 61.3 feet on the southerly margin of Alabama Avenue and runs back between parallel lines with the westerly margin of 39th Avenue, North, 150 fee to an alley on which it measures 59.7 feet.

Being the same Tract I I property conveyed to Richard D. Ragan by quitclaim deed from Michael J. Ragan of record in Instrument No. 20060501-0049967, Register's Office for Davidson County, Tennessee; and as originally conveyed to Richard D. Ragan and Michael J. Ragan, as tenants in common, by deed from Herbert L. Buchanan, Jr., of record in Book 7433, Page 162, said Register's Office; and as quitclaimed to Richard D. Ragan and Michael J. Ragan from Nashville Associated Contractors, Incorporated, in Book 7519, Page 262 and re-recorded in Book 7656, Page 251, said Register's Office.

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.

This is not the principal place of residence of the Grantor.

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: 411 39th Avenue North Nashville, Tennessee 37209.

Karen Johnson Davidson County
Batch# 314264 DEEDQC
11/12/2019 11:56:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191112-0116419

Witness my hand on this the 12th day of November, 2019.

RICHARD D. 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, the 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 as his 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.