4

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 092-09-0** **Parcel 403.00**

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.

_____, Affiant

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

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

_____
NOTARY PUBLIC

My Commission Expires: 7-09-2023

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:

All of the rights, title and interest in a portion of Thirty-Ninth Avenue North which was closed by Ordinance No. 085-939 of the Metropolitan Government of Nashville, Davidson County, Tennessee, and being the easterly one-half (½) of said closed Avenue that is located between westerly boundary of property previously conveyed to Tamay Ozari by deed recorded in Book 9839, Page 79, in the Register's Office of Davidson County, Tennessee on one side, and the centerline of said closed Avenue on the other.

Being the same property conveyed to Richard D. Ragan and wife, Nancy Ragan by warranty deed from Lydia Kornman, et al, of record in Instrument No. 20080609-0059146, 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.

Subject to all matters set forth on plat of record in Book 21, Page 35, Register's Office for Davidson County, TN, as may be applicable, and any other easements/utilities located in the now closed street retained by the Metropolitan Government or public utilities.

Karen Johnson Davidson County
Batch# 314264 DEEDQC
11/12/2019 11:56:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191112-0116420

This is unimproved property commonly now known as: 0 Alabama Avenue, Nashville, Tennessee 37221.

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

RICHARD D. 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.