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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 **Nancy E. Ragan, Trustees** **411 39th Ave. North** **Nashville, TN 37209**	**New Owner- Same**	**Map 092-09-0** **Parcel 019.00**

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.

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

NOTARY PUBLIC

My Commission Expires: 7-09-2023

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:

See Exhibit "A" Written Legal Description Attached Hereto and Incorporated by Reference Herein.

The aforedescribed property in Exhibit "A" is **less and except that certain retained and reserved billboard sign and ingress egress easement area** as set forth in Instrument No. 20180827-0084453 (Exhibit "B" therein), Register's Office for Davidson County, Tennessee, to which reference is made, and subject to all other matters set forth in said instrument.

Being the same property conveyed to Richard D. Ragan by warranty deed from Felix Z. Wilson, II, Successor Trustee, of record in Instrument No. 20180827-0084453, 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.

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 unimproved commercial property commonly known as: 518 39th Avenue North, Nashville, Tennessee 37209.

Karen Johnson Davidson County
Batch# 314264 DEEDQC
11/12/2019 11:56:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191112-0116422

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

Richard D. Ragan
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.

EXHIBIT "A", Quitclaim Deed Written Legal Description

Property located in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel 19.00 on Davidson County Property Map 92-09 and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated June 7, 2018 and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the easterly right-of-way of 39th Avenue North (50' Right-of-way), being the southwest corner of the property conveyed to Richard D. Ragan of record in Instrument No. 20071206-0141158, Register's Office for Davidson County, Tennessee;

Thence, leaving said right-of-way of 39th Avenue North and following the southerly boundary of said Ragan property South 89 Degrees 44 Minutes 53 Seconds East, 150.11 Feet to an Iron Rod (Old), being the southeast corner of said Ragan property and being located on the westerly boundary of the property conveyed to Darren Metz of record in Instrument No. 20171201-0122934, Register's Office for Davidson County, Tennessee;

Thence, following the westerly boundary of said Metz property South 07 Degrees 09 Minutes 58 Seconds West, 43.13 Feet to an Iron Rod (Old), being the southwest corner of said Metz property and being located on the northerly right-of-way of Interstate 40 West;

Thence, following the northerly right-of-way of Interstate 40 West, South 68 Degrees 04 Minutes 07 Seconds West, 97.84 Feet to an Iron Rod (New);

Thence, North 89 Degrees 22 Minutes 52 Seconds West, 63.21 Feet to an Iron Rod (Old) at the intersection of the northerly right-of-way of said Interstate 40 West and the easterly right-of-way of 39th Avenue North;

Thence, following the easterly right-of-way of said 39th Avenue North, North 06 Degrees 38 Minutes 43 Seconds East, 79.85 Feet to the Point of Beginning.

Containing 10,339 Square Feet or 0.24 Acres.