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 020.00**

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 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:

Land in Davidson County, Tennessee, being part of the Subdivision of Lots 1 and 9 on the plan of Clifton, of record in Book 21, Page 35, Register's Office for Davidson County, Tennessee:

Beginning at an iron pin on the easterly margin of 39th Avenue North 350 feet south of the common corner of Lot Nos. 9 and 10 on said plan; thence with the southerly and westerly lines of Tract 30 conveyed to Dillard Investments, L.P. in Instrument No. 20011221-0141456, RODCT; South 89 degrees 02 minutes 00 seconds East 150 feet to an iron pin; thence South 07 degrees 15 minutes 00 seconds West 50 feet to an iron pin; thence with the northerly line of Tract No. 1 conveyed to Felix Z. Wilson, II, Trustee, in Book 10348, Page 29, RODCT; North 89 degrees 02 minutes 00 seconds West 150 feet to an iron pin on the easterly margin of 39th Avenue North; thence with the easterly margin of 39th Avenue North, North 07 degrees 15 minutes 00 seconds East 50 feet to the point of beginning and containing 0.171 acres, more or less, according to a survey by Murray Wall & Company, 1923 Green Hills Boulevard, Franklin, Tennessee, dated 11/28/07.

Being the same property conveyed to Richard D. Ragan by warranty deed from Charles Melvin Warf of record in Instrument No. 20071206-0141158, 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.

Karen Johnson Davidson County
Batch# 314264 DEEDQC
11/12/2019 11:56:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191112-0116423

This is improved commercial property commonly known as: 520 39th Avenue North, Nashville, Tennessee 37209.

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.