Karen Johnson Davidson County
Batch# 314607 DEEDQC
11/12/2019 02:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191112-0116546

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Stephen J. Massey
8411 Sims Road
Christiana, TN 37037

Send Tax Bills To:
same

Map/Parcel Number:
073 11 0 026.00

WHEREAS, James L. Massey and Mary M. Massey created the Massey Trust on April 3, 2001, with themselves as Trustees; and

WHEREAS, James L. Massey died on December 15, 2013, and the Massey Trust dated April 3, 2001 continued for the benefit of Mary M. Massey, Grantor and Trustee; and

WHEREAS, Mary M. Massey, as Grantor and Trustee of the Massey Trust dated April 3, 2001, amended and restated said trust as The Massey Revocable Living Trust Agreement on January 28, 2014; and

WHEREAS, Mary M. Massey (the "Decedent"), Grantor and Trustee of The Massey Revocable Living Trust Agreement U/A/D 01/28/14 (the "Trust"), died on September 24, 2019; and

WHEREAS, pursuant to the terms of the Trust, Stephen James Massey succeeded the Decedent as Trustee (the "Trustee") of the Trust upon the Decedent's death; and

WHEREAS, the Trustee desires to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Stephen James Massey, as Trustee of The Massey Revocable Living Trust Agreement U/A/D 01/28/14 (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of the Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"), to Stephen J. Massey (the "Grantee").

This is improved property known as 2316 Ridgeland Drive, Nashville, Tennessee, 37214.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Trustees have executed this instrument this 5 day of November, 2019.

THE MASSEY REVOCABLE LIVING TRUST AGREEMENT U/A/D 01/28/14 TRUST

By: Stephen J. Massey, Trustee
Stephen James Massey, Trustee

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, a Notary Public in and for said State and County, Stephen James Massey, who upon oath acknowledged that he is the Trustee of The Massey Revocable Living Trust Agreement U/A/D 01/28/14, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5 day of November, 2019.

My Commission Expires
November 20, 2022

Notary Public

CATHERINE BURRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(G).

Carla L Lovell
Affiant

Subscribed and sworn to before me this 12th day of November, 2019.

meghan E. Reed
Notary Public

My Commission Expires: 9-7-2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 388 on the Plan of Sunset View, Section V, as of record in Book 2854, Page 20, Register's Office for said County.

Said Lot No. 388 fronts 120 feet on the northerly side of Ridgeland Drive and runs back 321.6 feet on the easterly line and 323.4 feet on the westerly line, to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to James L. Massey and wife, Mary M. Massey, Trustees of the Massey Joint Revocable Living Trust Agreement U/A/D April 3, 2001, and any successors in trust, and any amendments thereto, from James L Massey and wife, Mary M. Massey, individually, by Quitclaim Deed of record at Instrument No. 20010403-0032126, Register's Office for Davidson County, Tennessee. The said James L. Massey having since died on December 15, 2013. The Massey Joint Revocable Living Trust Agreement U/A/D April 3, 2001, having been amended and restated by Mary M. Massey, Grantor and Trustee, on January 28, 2014.

The legal description is the same as the previous deed of record.

This is improved property known as 2316 Ridgeland Drive, Nashville, Tennessee, 37214.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of November, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

