The information contained herein was provided to the preparer by the grantor named herein. This instrument was prepared without the benefit of a title examination. The preparer has made no determination as to the status of title or the correctness of the information contained herein.

THIS INSTRUMENT PREPARED BY:
Highland Title, LLC
879 GreenLea Blvd, Ste 102
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 316350 DEEDQC
11/15/2019 11:01:44 AM 5 pgs
Fees: $27.00 Taxes: $0.00



20191115-0118058

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	Map/Parcel
Ronald E. Jackson Gwendolyn Sue Sloan 908 Vantrease Rd. Madison, TN 37115	New Owner	051-03-0-135.00

KNOW ALL MEN BY THESE PRESENTS that We, **Ronald E. Jackson and Gwendolyn Sue Sloan as Successor Trustees of The Arthur B. Jackson and Mary M. Jackson Revocable Living Trust,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Ronald E. Jackson and Gwendolyn Sue Sloan, as tenants in common,** their heirs and assigns, all of our right, title and interest, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Stratton Height Subdivision, as of record in Book 1835, Page 13, Register's Office for said County.

Said Lot No. 15, fronts 125 feet on the westerly side of Vantrease Drive and runs back between parallel lines 139 feet on the northerly line and 140.8 feet on the southerly line, to a-line in the rear on which it measures 125 feet.

BEING the same property conveyed to The Arthur B. Jackson and Mary M. Jackson Revocable Living Trust from Arthur B. Jackson and Mary M. Jackson, dated 12/27/1994 and recorded 6/21/1999 in Book 11536, Page 139, Register's Office of Davidson County, Tennessee. The said Arthur B. Jackson died on 8/27/2011 and the said Mary M. Jackson died on 6/8/2019, leaving Ronald E. Jackson and Gwendolyn Sue Sloan as the Successor Trustees of The Arthur B. Jackson and Mary M. Jackson Revocable Living Trust. See Summary of Trust Agreement attached as Exhibit A for further reference.

This is improved property known as 908 Vantrease Road, Madison, TN 37115.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Witness my hand this the _____ day of _____, 2019.

Ronald E. Jackson, Successor Trustee of the Arthur B. Jackson and Mary M. Jackson Revocable Living Trust

Gwendolyn Sue Sloan, Successor Trustee of the Arthur B. Jackson and Mary M. Jackson Revocable Living Trust

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Ronald E. Jackson,** with whom I am personally acquainted, (or proved their identity to me on the basis of satisfactory evidence) and who proved himself to be the Successor Trustee of The Arthur B. Jackson and Mary M. Jackson Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged that he executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 7 day of Nov, 2019.

My Commission Expires: TAHRA BURGETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JULY 19, 2021

NOTARY PUBLIC:

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Gwendolyn Sue Sloan,** with whom I am personally acquainted, (or proved their identity to me on the basis of satisfactory evidence) and who proved herself to be the Successor Trustee of The Arthur B. Jackson and Mary M. Jackson Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged that she executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 7 day of Nov., 2019.

My Commission Expires: TAHRA BURGETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JULY 19, 2021

NOTARY PUBLIC:

State of Tennessee)
County of Sumner)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this the 7 day of November, 2019.

My Commission Expires:

Notary Public:

TAHRA BURGETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JULY 19, 2021

EXHIBIT A

NOTARIZED SUMMARY OF TRUST
THE ARTHUR B. JACKSON AND MARY M. JACKSON
REVOCABLE LIVING TRUST AGREEMENT

The undersigned hereby certify that they created a Revocable Living Trust. This Trust is known as: THE ARTHUR B. JACKSON AND MARY M. JACKSON REVOCABLE LIVING TRUST, dated the 3 day of October, 19 94. ARTHUR B. JACKSON and MARY M. JACKSON, Trustors and Trustees; having an address at 908 Vantrease Road, the City of Madison, the State of Tennessee, the County of Davidson.

IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

Description of Trust

The parties hereto desire to confirm the establishment of a Revocable Trust on this date, for the benefit of the Trustors (as husband and wife) and containing herein the following provisions:

1. The Trustors are designated as the Trustees to serve until both of their deaths, resignations or incompetence.

2. Upon the end of the terms of the original Trustees, RONALD E. JACKSON and GWENDOLYN SUE SLOAN are designated as Joint Successor Trustees.

3. Upon the death of either Trustor, the surviving spouse retains the unlimited right to the Trust. She or he also retains a general power of appointment which can be exercised by will or by lifetime transfer over the Trust property.

4. Any Trustee/Trustor has the power and authority to manage and control, buy, sell, and transfer the trust property, in such manner as the Trustee may deem advisable, and shall have, enjoy and exercise all powers and rights over and concerning said property and the proceeds thereof as fully and amply as though said Trustee were the absolute and qualified owner of same, including the power to grant, bargain, sell and convey, encumber and hypothecate, real and personal property, and the power to invest in corporate obligations of every kind, stocks, preferred or common, and to buy stocks, bonds and similar investments on margin or other leveraged accounts, except to the extent that such management would cause includability of an irrevocable trust in the Estate of a Trustee.

5. Following the death of both husband and wife, the Trust continues or is distributed in whole or in part for the benefit of other named Beneficiaries according to the terms of the Trust.

6. While both Trustors are living and competent, except when there shall be a Corporate Trustee, either Trustee may add money to or withdraw money from any bank or savings and loan or checking account owned by the Trust without the approval of the other Trustee or other Trustor, provided, however, that the ownership of funds received and deposited, whether community property or non-community property shall remain the same and the Trustor removing or adding funds shall gain no additional ownership interest therein than was present prior to the withdrawal from or addition to the Trust Account.

7. All property transferred into the Trust which had an original source as community property shall remain community property unless other provisions shall have been made therefor.

8. All separate property transferred into the Trust remains separate property unless other provisions have been made therefore.

9. Unless otherwise indicated to a prospective transferee, the Trustee has full power to transfer assets held in the name of the Trust and subsequent transferees are entitled to rely upon such transfers provided the chain of title is not otherwise deficient.

10. The Trust Agreement also states that any bank, corporation, brokerage firm or other entity or any individual may conclusively presume that the Trustee has full power and authority and such person or institution shall be held harmless and shall incur no liability by reason of so presuming.

11. The situs of the Trust is the State of Tennessee.

12. The use of this Summary of Trust is for convenience only and the Trust solely controls as to provisions and interpretations, and any conflict between this abstract and the Trust shall be decided in favor of the Trust.

IN WITNESS WHEREOF, the parties have hereto executed this Summary of Trust this date.

TRUSTORS\TRUSTEES:

Arthur B. Jackson

ARTHUR B. JACKSON

Mary M. Jackson

MARY M. JACKSON