Karen Johnson Davidson County
Batch# 331329 DEEDQC
12/18/2019 09:03:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191218-0130419

This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Riddick Trust Joseph M. Riddick, Trustee 6736 Autumnwood Dr. Nashville, TN 37221	Same as New Owner	155-08-0C-247.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Joseph M. Riddick and wife, Norma F. Riddick**, hereinafter Grantors, have bargained and sold, and by these presents do quitclaim, transfer and convey unto **Joseph M. Riddick, Trustee of the Riddick Trust** dated December 16, 2019 hereinafter Grantee, his successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 of Poplar Creek Estates, a Planned Unit Development, Section IV, of record in Plat Book 9700, page 195, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Joseph M. Riddick and wife, Norma F. Riddick, by deed from Roger T. Gibson, married, of record in Instrument No. 200004270041610, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 6736 Autumnwood Drive, Nashville, Tennessee 37221.

Grantee, as Trustee, has the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement. The property and its proceeds have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds

as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of December, 2019.

Joseph M. Riddick, Grantor

Norma F. Riddick, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Joseph M. Riddick and Norma F. Riddick, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2019.

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Subscribed and sworn to before me this 16th day of December, 2019.

Joseph M. Riddick, Grantee

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022