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

Karen Johnson Davidson County
Batch# 332643 DEEDQC
12/20/2019 08:15:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191220-0131372

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Ronny E. Bain Peggy P. Bain 1105 Stone Ridge Court Nashville, TN 37211	Same as New Owner	180-02-0A-028.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Ronny E. Bain and Peggy P. Bain, Trustees of the Bain Joint Revocable Living Trust** U/A/D August 30, 2000, hereinafter called Grantors, have bargained and sold, and by these presents does quitclaim, transfer and convey unto **Ronny E. Bain and Peggy P. Bain, husband and wife**, hereinafter called Grantees, their heirs 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. 74 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument 200310270157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Ronny E. Bain and Peggy P. Bain, Trustees of the Bain Joint Revocable Living Trust U/A/D August 30, 2000 by deed from Ronny E. Bain and Peggy P. Bain, husband and wife, of record in Instrument No. 20100901-0069565, Register's Office for Davidson County, Tennessee. The Bain Joint Revocable Living Trust is the same trust as the Ronny E. Bain and Peggy P. Bain Trust U/A/D August 30, 2010

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 1105 Stone Ridge Court, Nashville, Tennessee 37211.

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 18th day of December 2019.

Ronny E. Bain, Trustee, Grantor

Peggy P. Bain, Trustee, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Ronny E. Bain and Peggy P. Bain, Trustees of the Bain Joint Revocable Living Trust U/A/D August 30, 2000, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 18th day of December 2019.

Patricia E. Kennedy
Notary Public
My Commission Expires: Jan. 3, 2022

PATRICIA E. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 3, 2022

State of Tennessee
County of Williamson

The actual consideration or value for this transfer is $ 0.00. This transfer creates an estate by the entirety.

Subscribed and sworn to before me this
18th day of December 2019.

Ronny E. Bain, Grantee

Patricia E. Kennedy
Notary Public
My Commission Expires: Jan. 3, 2022

PATRICIA E. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 3, 2022