This Instrument Prepared by Waters Law
116 Locust Avenue, Suite A, Cookeville, Tennessee 38501

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Carlos Lee Denny and Freida Nelle Phillips Denny, Co-Trustees of The Carlos and Freida Denny 2020 Joint Revocable Trust dated January 13, 2020 218 Donelson Hills Drive Nashville, TN 37214	*Carlos and Freida Denny 218 Donelson Hills Drive Nashville, TN 37214*	*Tax Map 095-02 Parcel 003.00*

Karen Johnson Davidson County
Batch# 344188 DEEDQC
01/16/2020 10:22:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20200116-0005791

This instrument made and entered into on this the 13th day of January, 2020, by and between ***Carlos Lee Denny and wife, Freida P. Denny***, First Party; and ***Carlos Lee Denny and Freida Nelle Phillips Denny, Co-Trustees of The Carlos and Freida Denny 2020 Joint Revocable Trust dated January 13, 2020***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all their right, title, and interest in and to the hereinafter described real property located in Zone 7 of Davidson County, Tennessee, and more particularly described as follows, ***retaining, however, the immunity of tenants by the entirety property as provided by T.C.A. §35-15-510***:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Donelson Hills, of record in Book 2331, page 22 and 23, Register's Office for said County.

Beginning at a point in the southwesterly side of Donelson Hills Drive at the corner of Lots No. 73 and 74; thence with said Drive in a southeasterly direction 139.3 feet to a monument; thence around a curve in a southerly direction 31.42 feet to a monument in the northwesterly margin of Guaranty Drive; thence with said Drive in a southwesterly direction around a curve, 177.02 feet to the corner of Lots 74 and 75; thence with the line between said lots, northwesterly 154.6 feet to the corner of said lots and Lot No. 73; thence with the line between Lots No. 73 and 74 in a

northeasterly direction 155.4 feet to the point of beginning.

This conveyance is made subject to the restrictions recorded in Book 2396, Page 365, and in Book 2797, Page 442, and to the easements and limitations shown on the Map of record Book 2331, Pages 22 and 23, and to all applicable Metropolitan government zoning and planning regulations.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Janice A. Simms to Carlos Lee Denny and wife, Freida P. Denny, of record in Book 4382, Page 770, Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the First Party has hereunto set their signatures, this day and date first above written.

Carlos Lee Denny

Carlos Lee Denny

Freida P. Denny

Freida P. Denny

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***Carlos Lee Denny and Freida P. Denny***, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 13th day of January, 2020.

Ashley E. Waters

NOTARY PUBLIC

My Commission Expires: 1/26/23

ASHLEY E WATERS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.