Karen Johnson Davidson County
Batch# 346003 DEEDQC
01/21/2020 04:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200121-0007558

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| J. Thomas Trent, Jr., Trustee<br>of the Laura Nelson Trent<br>Family Trust U/W<br>2309 Hampton Avenue<br>Nashville, TN 37215 | Map/Parcel<br>117 06 0 086.00 | J. Thomas Trent, Jr., Trustee<br>of the Laura Nelson Trent<br>Family Trust U/W<br>2309 Hampton Avenue<br>Nashville, TN 37215 |
| This instrument prepared by: Carter Shelton Jones, PLC<br>2021 Richard Jones Road, Suite 240, Nashville, TN 37215 | | |

# QUITCLAIM DEED

WHEREAS, J. Thomas Trent, Jr. and Lauren Trent Pollard (formerly known as Lauren E. Trent, and incorrectly identified as Lauren Pollard Trent on instrument of record at 20130306-0022373 Register's Office for Davidson County, Tennessee ("RODCT"), due to a scrivener's error), Co-Trustees of the Laura Nelson Trent Revocable Trust dated June 17, 2008, are the owners of record of that certain property located and known as 2309 Hampton Avenue, Nashville, Davidson County, Tennessee 37215 and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Real Property").

WHEREAS, pursuant to Article VII of the Laura Nelson Trent Revocable Trust, dated June 17, 2008 (the "Revocable Trust"), upon the death of Laura Nelson Trent, the Real Property was to be "distributed to and administered as a part of [Laura Nelson Trent's] estate. . ."

WHEREAS, Laura Nelson Trent died on January 8, 2014.

WHEREAS, J. Thomas Trent, Jr. was appointed as Executor of the Estate of Laura Nelson Trent by the Probate Court of Davidson County, Tennessee, in Docket Number 14P-1197 (the "Estate of Laura Nelson Trent").

WHEREAS, pursuant to the Last Will and Testament of Laura Nelson Trent, the residue of the Estate of Laura Nelson Trent was to be distributed to J. Thomas Trent, Jr., in his capacity as Trustee of the Laura Nelson Trent Family Trust created under the Last Will and Testament of Laura Nelson Trent (the "Laura Nelson Trent Family Trust U/W").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

MILADY HEUGAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2023

J. Thomas Trent, Jr.
Affiant

Subscribed and sworn to before me this 21st day of January 2020.

Milady Heugas
Notary Public
My Commission Expires: 7-3-2023

WHEREAS, pursuant to that certain Distribution of Assets and Termination of Trust Agreement dated May 14, 2018, J. Thomas Trent, Jr., in his capacity as the Trustee of the Laura Nelson Trent Family Trust U/W, exercised his power to appoint the assets of such trust and "decanted" the assets of the Laura Nelson Trent Family Trust U/W to J. Thomas Trent, Jr., Trustee of the Amended and Restated Laura Nelson Trent Family Trust under agreement dated May 14, 2018 (the "Amended and Restated Laura Nelson Trent Family Trust U/A May 14, 2018").

WHEREAS, the Co-Trustees of the Revocable Trust, the Executor of the Estate of Laura Nelson Trent, the Trustee of the Laura Nelson Trent Family Trust U/W and the Trustee of the Amended and Restated Laura Nelson Trent Family Trust U/W May 14, 2018 desire to execute this Quitclaim Deed to transfer or consent to transfer, as applicable, the Real Property to the new rightful owner, to wit J. Thomas Trent, Jr., Trustee of the Amended and Restated Laura Nelson Trent Family Trust U/A May 14, 2018.

NOW, THEREFORE, IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **J. Thomas Trent, Jr. and Lauren Trent Pollard (formerly known as Lauren E. Trent, and incorrectly identified as Lauren Pollard Trent on instrument of record at 20130306-0022373 RODCT due to a scrivener's error), Co-Trustees of the Laura Nelson Trent Revocable Trust dated June 17, 2008** (the "Grantor"), by these presents does hereby sell, assign, transfer, convey and quitclaim the Real Property to **J. Thomas Trent, Jr., Trustee of the Amended and Restated Laura Nelson Trent Family Trust under agreement dated May 14, 2018** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Real Property").

The Real Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Real Property.

Grantor and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

This is improved property known as **2309 Hampton Avenue, Nashville, Davidson County, Tennessee 37215.**

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed this 21st day of January, 2020.

**GRANTOR:**

J. Thomas Trent, Jr., Co-Trustee of the Laura Nelson Trent Revocable Trust U/A dated June 17, 2008

Lauren Trent Pollard, Co-Trustee of the Laura Nelson Trent Revocable Trust U/A dated June 17, 2008

**GRANTEE**:

J. Thomas Trent, Jr., Trustee of the Amended and Restated Laura Nelson Trent Family Trust under agreement dated May 14, 2018

**CONSENTING PARTIES**:

J. Thomas Trent, Jr., Executor of the Estate of Laura Nelson Trent

J. Thomas Trent, Jr., Trustee of the Laura Nelson Trent Family Trust created under the Last Will and Testament of Laura Nelson Trent

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. Thomas Trent, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument, in his various capacities described in the within instrument, for the purposes therein contained. ***as Trustee and as Executor**

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 21st day of January 2020.

MILADY HEUGAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Notary Public

My Commission Expires:
7-3-2023

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren Trent Pollard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument, in her capacity as Co-Trustee of the Laura Nelson Trent Revocable Trust U/A dated June 17, 2008, for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, Tennessee, on this the 15th day of January 2020.

Notary Public

My Commission Expires:
08/22/2023

JENNIFER KOSTAS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

## EXHIBIT A

## (Legal Description of the Property)

Being a portion of Lot No. 25 on the Plan of Hillsboro Heights, not of record, described according to a survey made by John Kohl & Company, dated June 2, 1989, as follows:

Beginning on the southerly margin of Hampton Avenue, at a point 710 feet west of the center line of 23rd Avenue South, said point being the northwest corner of the property conveyed to Jane G. Hutson, by deed from Lottie Hampton Hume, et al, as of record in Book 998, page 98, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Hampton Avenue, westwardly 110 feet to a point 80 feet east of the dividing line between Lots Nos. 25 and 26; thence southwardly and parallel with the line between Lots Nos. 25 and 26, 343 feet to the northerly line of Lot No. 33; thence with said line, eastwardly 110 feet to the southwest corner of said Hutson property; thence with the westerly line of said Hutson Property, northwardly 342.8 feet to the beginning.

Being the same property conveyed to Grantor by deed of record as Instrument No. 20130306-0022373 Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, J Thomas Trent, Jr., do hereby make oath that I am 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.

Signature

STATE OF TENNESSEE

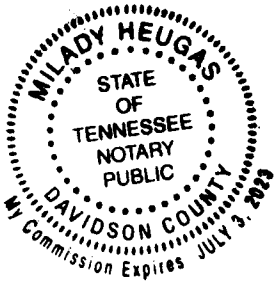
COUNTY OF DAVIDSON

Personally appeared before me, MiLady Heugas, a notary public for this county and state, J Thomas Trent, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07.03.2023

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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