Karen Johnson Davidson County
Batch# 349035 DEEDQC
01/27/2020 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200127-0009549

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF Kentucky)
COUNTY OF Boone)

The actual consideration for this transfer is -$0-.

Michelle Peck
AFFIANT

Subscribed and sworn to before me on this day, January 16th, 2020.

Felicia Neal
Notary Public

My Commission Expires: 8/4/21

FELICIA NEAL
NOTARY PUBLIC - KENTUCKY
STATE AT LARGE
MY COMMISSION EXPIRES 08/04/2021
ID #584363

New Owner Address:
John Paul Caldwell, Jr.
7017 Bonnavent Drive
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Number
074 08 0 047.00

TRUSTEES' QUITCLAIM DEED

Michelle Peck and John Paul Caldwell, Jr., Co-Trustees of the Eary L. Caldwell Living Trust for Michelle Peck and John Paul Caldwell, Jr., dated June 20, 2011 (F/K/A Eary L. Caldwell Living Trust for Sherry Ellis, Michelle Peck, and John Paul Caldwell, Jr. and Their Appointees dated June 20, 2011) ("Grantors"), for consideration of $10.00, hereby remise, transfer, convey and quitclaim unto **John Paul Caldwell, Jr.** ("Grantee"), all the Grantors' right title and interest in and to certain property in Davidson County, Tennessee, as described more particularly on the attached Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

791914. 1/020191216

WITNESS my hand on this day, January 16, 2020.

Michelle Peck

Michelle Peck, Co-Trustee of The Eary L. Caldwell Living Trust for Michelle Peck and John Paul Caldwell, Jr., dated June 20, 2011

STATE OF Kentucky)
COUNTY OF Boone)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michelle Peck Co-Trustee of The Eary L. Caldwell Living Trust for Michelle Peck and John Paul Caldwell, Jr., dated June 20, 2011**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, January 16th, 2020.

Felicia Neal
Notary Public

My Commission Expires: 8/4/21

FELICIA NEAL
NOTARY PUBLIC - KENTUCKY
STATE AT LARGE
MY COMMISSION EXPIRES 08/04/2021
ID #584363

791914. 1/020191216

WITNESS my hand on this day, 1/15, 2020.

John Paul Caldwell, Jr., Co-Trustee of The Eary L. Caldwell Living Trust for Michelle Peck and John Paul Caldwell, Jr., dated June 20, 2011

STATE OF Tenn)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Paul Caldwell, Jr., Co-Trustee of The Eary L. Caldwell Living Trust for Michelle Peck and John Paul Caldwell, Jr., dated June 20, 2011**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, January 15, 2020.

TED S MATTHEWS
Notary Public
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires March 8, 2022

791914. 1/020191216

EXHIBIT A

Being Lot No. 796 on the Map of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 796 fronts 85.0 feet on the westerly side of Bonnavent Drive and extends back 152.66 feet on the northerly line and 152.25 feet on the southerly line to a dead line, measuring 85.0 feet thereon.

Being the same property conveyed to Eary L. Caldwell, Sherry Ellis and Michelle Peck, Co-Trustees of the Eary L. Caldwell Living Trust for Sherry Ellis, Michelle Peck and John Paul Caldwell, Jr. and Their Appointees dated June 20, 2011 from Eary L. Caldwell by quitclaim deed as of record in Instrument No. 20120130-0007992, Register's Office for Davidson County, Tennessee. The said Eary L. Caldwell Living Trust for Sherry Ellis, Michelle Peck and John Paul Caldwell, Jr. and Their Appointees dated June 20, 2011 changed its name to the Eary L. Caldwell Living Trust for Michelle Peck and John Paul Caldwell, Jr. dated June 20, 2011 by amendment dated August 10, 2015. Pursuant to the aforementioned amendment, the Trustees of the Eary L. Caldwell Living Trust for Michelle Peck and John Paul Caldwell, Jr. dated June 20, 2011 are Eary L. Caldwell, Michelle Peck, and John Paul Caldwell, Jr. Eary L. Caldwell having died on October 12, 2019, leaving Michelle Peck and John Paul Caldwell, Jr.as the remaining Co-Trustees.

The legal description above is the same as in the previous deed of record.

This is property commonly known as 7017 Bonnavent Drive, Hermitage, TN 37076.

True Copy Certification

I, Andrew J. Bellm, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewiTth and that this is a true and correct copy of the original document executed and authenticated according to law.

Andrew J. Bellm
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3/08/2022

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

791914. 1/020191216