PREPARED BY:

MICHAEL M. CASTELLARIN, ESQ.
95 WHITE BRIDGE ROAD
SUITE 509, CAVALIER BUILDING
NASHVILLE, TN 37205-1427
(615) 356-8130
(615) 356-8138 (fax)

Karen Johnson Davidson County
Batch# 352610 DEEDQC
02/03/2020 02:03:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200203-0012305

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
The actual consideration or value whichever is greater for this transfer is **$-0-.**

Affiant

Sworn to and subscribed before me, this the 3rd day of February, 2020.

Notary Public

My Commission Expires: 8-5-20

SUSAN LONG OLIVER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

# TRUSTEE'S QUITCLAIM DEED

| Address of New Owner(s) | Send Tax Bills To: | Map and Parcel Numbers |
|---|---|---|
| Roland Bernard Norman<br>3255 Kings Lane<br>Nashville, TN 37218 | Same | 05913000602 |

Know all men by these presents that Michael M. Castellarin, Public Trustee for Metropolitan Nashville and Davidson County, Tennessee, in his capacity as the trustee of Roland Bernard Norman Separate Trust, a testamentary trust created for the benefit of Roland Bernard Norman, hereby quitclaims and conveys to Roland Bernard Norman, an unmarried person, any and all interest that the he, as trustee of the Roland Bernard Norman Separate Share Trust, has in the following property located in Davidson County, Tennessee, being:

A tract of land in the 13th Civil District of said County and State, being a part of the Treppard Tract, J. R. Coarsey, Trustee and escribed as follows:
Beginning at an iron pin in the southerly R. O. W. line of Kings Lane said pin being 340 feet from the northwest corner of the Treppard Tract, and running north 79° 00' east along said southerly R. O. W. line of Kings Lane 200 feet to an iron pin; thence, south 11° 00' east, 590 feet to an iron pin; thence, south 79° 00' west 200' to an iron pin; thence, north 11° 00' west 590 feet to the point of beginning, containing 2.71 acres, more or less.

Being the same real property conveyed to Roland Norman and wife, Naomi L. Norman of record in Book 4202, page 591, Register's Office for said County.

Roland Norman, predeceased Naomi L. Norman while still married to Naomi L. Norman. Naomi L. Norman and Naomi Lloyd Norman are one and the same person. Naomi L. Norman died on February 5, 2017 and left a Will dated January 24, 1992 which was admitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in Case No: 17P849. Naomi L. Norman was survived by two children, Roland Bernard Norman and Chandra Norman Lipscomb. The Last Will and Testament of Naomi Lloyd Norman conveyed one-half of her entire estate,

including the real property at 3255 Kings Lane, Nashville, Tennessee 37218, to Chandra Norman Lipscomb in fee simple and the remaining one-half to Chandra Norman Lipscomb, IN TRUST, for the benefit of Roland Bernard Norman. Michael M. Castellarin, Public Trustee for Metropolitan Nashville and Davidson County, Tennessee was appointed to replace Chandra Norman Lipscomb as successor trustee. This conveyance is made pursuant to an Agreed Order entered in Case Nos. 17P849 and 18P1237 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on January 17, 2020 to distribute property and terminate said trust.

This conveyance is made subject to restrictive covenants of record in Book 3571, page 430, Register's Office for said County.

This is improved property known as 3255 Kings Lane, Nashville, TN 37218, which was referenced in a prior deed as 3501 Kings Lane, Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

This instrument is exempted from the valuation oath and transfer tax pursuant to *Tennessee Code Annotated* §67-4-409 a(3)(B) and (D) and a(4) and a(5).

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of February, 2020.

Michael M. Castellarin,
Successor Trustee of the
Roland Bernard Norman Separate Share Trust

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, Michael M. Castellarin, Successor Trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2020.

Susan Long Oliver
Notary Public

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-8-22