This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 357474 DEEDQC
02/12/2020 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200212-0016234

QUITCLAIM DEED

Address New Owners:
Lee Ann Bihun, Trustee
Lee Ann Bihun Living Trust
641 Old Hickory Blvd. Unit 48
Brentwood, TN 37027

Send Tax Bills To:
same

Map/Parcel Number:
171 03 0B 153.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Lee Ann Ruth Bihun (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Lee Ann Bihun, Trustee, and her successors in trust, of the Lee Ann Bihun Living Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of the Townhomes of Fredericksburg, Phase One, Section Three, a Horizontal Property Regime, contained in Instrument of record in Book 9700, page 534, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lee Ann Ruth Bihun by Warranty Deed from Kathy L. Mangrum, as Sole Trustee of the Julia Shannon Hill Trust, of record in Instrument No. 20130703-0069198, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 641 Old Hickory Blvd, Unit 48, Brentwood, Tennessee 37027.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 10 day of February, 2020.

Lee Ann Ruth Bihun

Lee Ann Ruth Bihun, Grantor

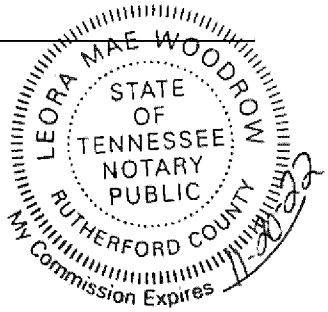
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Lee Ann Ruth Bihun, Grantor, the within named bargainor, 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 for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10 day of February, 2020.

Notary Public

My Commission Expires: 11-20-2022



STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Williamson

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-(a)(3)(F).

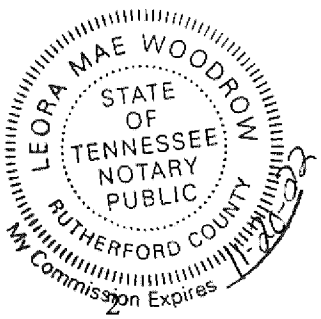
Lee Ann Ruth Bihun

Affiant

Subscribed and sworn to before me this 10 day of February, 2020.

Notary Public

My Commission Expires: 11-20-2022



927608.1 08953-001

202002120016234

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William L. Harbison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of February, 2020.

Notary Public

My Commission Expires: 5-5-2020

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE

927608.1 08953-001