THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF FEB, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/29/2020

ADDRESS NEW OWNER(S) AS FOLLOWS:
The Nick A. Plummer and
Ashley M. Plummer Revocable
Living Trust
3237-A Lakeshore Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Nick A. Plummer
& Ashley M. Plummer
3237-A Lakeshore Drive
Old Hickory, TN 37138

MAP – PARCEL NUMBERS
054 13 0 036.00

Ryan Moore
State of Tennessee Notary Public
Williamson County

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Nick Allen Plummer and wife, Ashley Plummer, do hereby remise, release and quitclaim unto Nick A. Plummer and Ashley M. Plummer, Trustees, and their successors in trust, of The Nick A. Plummer and Ashley M. Plummer Revocable Living Trust, their successors and assigns, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

See exhibit A for property description, which is incorporated as fully as set forth verbatim herein.

Being the same property conveyed to Nick Allen Plummer and wife, Ashley Plummer, by deed from Nick Allen Plummer and wife, Ashley Plummer, of record in Instrument No. 20140129-0008149, Register's Office for Davidson County, Tennessee.

This is improved property known as 3237-A Lakeshore Drive, Old Hickory, TN 37138.

WITNESS our hands this 13 day of FEBRUARY, 2020.

Nick Allen Plummer

Ashley Plummer

Karen Johnson Davidson County
Batch# 359496 DEEDQC
02/18/2020 10:40:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200218-0017788

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Nick Allen Plummer and Ashley Plummer, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at FRANKLIN, Williamson County, Tennessee, this 17 day of FEBRUARY, 2020.

Notary Public

My Commission Expires: 2/29/2020

Ryan Moore
State of Tennessee Notary Public
Williamson County

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.

EXHIBIT A

A TRACT OF LAND IN THE 11th COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF LOT # 15 AS SHOWN ON THE FINAL PLAT OF SECTION 1 - ON THE PLAN OF LIFE & CASUALTY CO'S SUBDIVISION OF DABBS & ELLIOTT PROPERTY KNOWN AS DUPONTONIA RECORDED IN PLAT BOOK 843, PAGE 56 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE (R.O.D.C.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE (OLD) ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKESHORE DRIVE THAT IS 1031 FEET MORE OR LESS NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD. SAID IRON PIPE BEING THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO GARRETT BAKER AS OF RECORD IN INSTRUMENT # 20060426-0047600 R.O.D.C., TENNESSEE. THENCE,

1. WITH SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTWARDLY, WITH A 687.22-FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 59.92 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO JUDY N. BLACKWELDER AS OF RECORD IN INSTRUMENT # 20100827-0068140 R.O.D.C., TENNESSEE. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 33 MINUTES 41 SECONDS EAST, 59.90 FEET; THENCE,
2. LEAVING SAID RIGHT-OF-WAY LINE, WITH THE SOUTHERLY PROPERTY LINE OF THE AFORESAID BLACKWELDER TRACT, SOUTH 41 DEGREES 45 MINUTES 17 SECONDS EAST 177.03 FEET TO AN IRON PIPE (OLD & BENT); THENCE,
3. SOUTH 44 DEGREES 34 MINUTES 00 SECONDS EAST 474.99 FEET TO A 16" MAPLE TREE IN AN OLD FENCE LINE IN THE NORTHERLY PROPERTY LINE OF LOT # 29 AS SHOWN ON THE FINAL PLAT ENTITLED: PLAN OF BRANDYWINE PLACE AS OF RECORD IN PLAT BOOK 6250, PAGES 327 & 328 R.O.D.C., TENNESSEE; THENCE,
4. WITH THE NORTHERLY PROPERTY LINE OF THE AFORESAID LOT # 29, IN PART, NORTH 81 DEGREES 22 MINUTES 39 SECONDS WEST, PASSING THROUGH AN IRON PIPE (OLD) BETWEEN PARCELS (36) & (37) AT 74.90 FEET FOR A TOTAL DISTANCE OF 144.70 FEET TO AN IRON PIPE (OLD) AT THE MOST EASTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO HADI AL-HAJJAJ, ET UX BY DEED OF RECORD IN INSTRUMENT # 2007102-0129568 R.O.D.C., TENNESSEE; THENCE,
5. LEAVING THE NORTHERLY PROPERTY LINE OF THE AFORESAID LOT # 29, WITH THE NORTH-EASTERLY PROPERTY LINE OF THE AFORESAID AL-HAJJAJ TRACT, NORTH 49 DEGREES 23 MINUTES 15 SECONDS WEST 250.99 FEET TO AN IRON ROD (OLD) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO GARRETT BAKER AS OF RECORD IN INSTRUMENT # 20060426-0047600 R.O.D.C., TENNESSEE; THENCE,
6. LEAVING THE NORTHERLY PROPERTY LINE OF THE AFORESAID AL-HAJJAJ TRACT, WITH THE COMMON PROPERTY LINE BETWEEN PARCELS (37) & (37.01), NORTH 44 DEGREES 37 MINUTES 19 SECONDS EAST 21.00 FEET TO AN IRON ROD (NEW); THENCE,
7. NORTH 44 DEGREES 41 MINUTES 36 SECONDS WEST 150.00 FEET TO AN IRON ROD (NEW); THENCE,
8. NORTH 16 DEGREES 26 MINUTES 37 SECONDS EAST 10.07 FEET TO AN IRON ROD (OLD); THENCE,
9. NORTH 41 DEGREES 05 MINUTES 54 SECONDS WEST 35.92 FEET TO AN IRON ROD (OLD); THENCE,
10. NORTH 48 DEGREES 58 MINUTES 34 SECONDS EAST 15.94 FEET TO AN IRON ROD (OLD); THENCE,
11. NORTH 38 DEGREES 49 MINUTES 07 SECONDS WEST 113.00 FEET TO THE POINT OF BEGINNING AND

CONTAINING 19674 SQUARE FEET OR 0.45 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES.