QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2020.

Notary Public

Commission Expires 9-7-2020

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 359994 DEEDQC
02/19/2020 11:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200219-0018390

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Roland William Gray, Jr., Trustee 1909B Kimbark Drive Nashville, TN 37215	Same as Owner	158 04 0A 003.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **I, DIANE W. GRAY, an unmarried woman,** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **ROLAND WILLIAM GRAY, JR. and ANDREW FRANKLIN GRAY, as TRUSTEES of the DIANE W. GRAY REVOCABLE TRUST U/A/D FEBRUARY 18, 2020** (hereinafter called the "Grantee), and Grantee's successors and assigns, all of my right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Being Lot No. 2 on the Plan of Revised Section One, Otter Wood, as shown on Plat of record in Plat Book 6900, Page 590, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract II:

Non-Exclusive easement for ingress and egress as set forth in Book 7667, page 218, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roland W. Gray and wife, Diane W. Gray by Warranty Deed of record in Book 7902, Page 240, Register's Office for Davidson County, Tennessee. The said Roland W. Gray subsequently died on October 8, 2018, leaving the said Diane W. Gray as sole owner as surviving spouse by virtue of tenancy by the entireties.

This is improved property known as 7 Annandale Drive, Nashville, TN 37215.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of February, 2020.

Diane W. Gray
DIANE W. GRAY, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Diane W. Gray, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2020.

Commission Expires: 7/3/23

NOTARY PUBLIC

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 7, 2020

Notary Signature

My Commission Expires: September 7, 2020