Karen Johnson Davidson County
Batch# 360794 DEEDQC
02/20/2020 02:39:26 PM 5 pgs
Fees: $32.00 Taxes: $0.00

20200220-0019020

This Instrument Was Prepared By :
Keene W. Bartley, Attorney at Law
Schulman, LeRoy & Bennett, P.C.
3310 West End Ave.
Suite 460
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kevin L. Tompkins and wife, Jill M. Tompkins 3140 Hunters Hill Road Nashville, TN 37214	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	08509001600

FROM : Kevin L. Tompkins AND Jill M. Tompkins	FROM : Angus Gillis III, TRUSTEE
TO : Angus Gillis III, TRUSTEE	TO : Kevin L. Tompkins AND WIFE Jill M. Tompkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Affiant, Kevin L.Tompkins

Subscribed and sworn to before me on this 20 day of Feb 2020.

Notary Public

My Commission Expires : 11/6/2022

MIKE MCDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

RECITALS

1. Kevin L. Tompkins and Jill M. Tompkins acquired the real property described below by a DEED recorded as Instrument Number 20141016-0095622 (hereinafter sometimes referred to as the "DEED") in the Register's Office for Davidson County, Tennessee. The DEED was from Bingham S. Sisk and Kenneth P. Sisk, Jr. A Deed of Correction which made certain corrections to the DEED was recorded as Instrument No. 20200220-0018942 in the Register's Office of Davidson County, Tennessee. They also acquired any interest Sherry L. Sisk, the wife of Kenneth P. Sisk, Jr., had in the real property described below by a Quitclaim Deed from Sherry L. Sisk to Kevin L. Tompkins and Jill M. Tompkins, and their successors and assigns which Quitclaim Deed is of record as Instrument No. 20200220-0018943 in the Register's Office for Davidson County, Tennessee.

2. Kevin L. Tompkins and Jill M. Tompkins were husband and wife at the time the real property described below was acquired by them by the DEED recorded as Instrument No. 20141016-0095622 in the Register's Office of Davidson County, Tennessee. They have continued to be husband and wife at all times subsequent thereto.

3. They intended to acquire the real property described below as tenants by the entirety and believe that they own the property as tenants by the entirety.

4. The DEED recorded as Instrument No. 20141016-0095622 in the Register's Office for Davidson County, Tennessee, the Deed of Correction recorded as Instrument No. 20200220-0018942 (which makes certain corrections to the DEED) and the Quitclaim Deed recorded as Instrument No. 20200220-0018943 in the Register's Office for Davidson County, Tennessee do not specifically state that Kevin L. Tompkins and Jill M. Tompkins are husband and wife or that they are acquiring the property described below as tenants by the entirety.

5. This QUITCLAIM DEED is being executed by Kevin L. Tompkins and wife, Jill M. Tompkins to create a tenancy by the entirety.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for the sum of One and no/100 Dollars cash in hand paid, and for the express purpose of establishing that the real property described below is owned by Kevin L. Tompkins and Jill M. Tompkins as tenants by the entirety, we Kevin L. Tompkins (being one and the same person as "Kevin Tompkins") and Jill M. Tompkins hereby transfer and quitclaim unto Angus Gillis III, TRUSTEE, his successors and assigns the following described tract of land in Davidson County, Tennessee. Such real property is more particularly described as follows:

BEING Lot No. 103 on the plan of Knob Section, Lincoya Hills, of record in Book 2331, page 6, Registers Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 113.99 feet on the east side of Hunters Hill Road and runs back between lines 490.4 feet on the north line and 424.7 feet on the south line to a dead line in the rear of which it measures 178.8 feet.

Being the same property conveyed to Kevin L. Tompkins and Jill M. Tompkins by Deed from Bingham S. Sisk and Kenneth P. Sisk, Jr. of record as Instrument No. 20141016-0095622 in the Register's Office of Davidson County as corrected by a DEED OF CORRECTION of record as Instrument No. 20200220-0018942 in the Register's Office of Davidson County. Further, by Quitclaim Deed of record as Instrument No. 20200220-0018943 in the Register's Office of Davidson County, Sherry L. Sisk, the wife of Kenneth P. Sisk Jr., stated that she did not claim nor had she ever claimed that she had any interest in the property described above. The Quitclaim Deed was further executed by Sherry L. Sisk to quitclaim any ownership interest or legal rights that she possessed in the real property described above (including any interest or rights she possessed or might possess as a marital estate because she is the wife of Kenneth P. Sisk Jr.) to Kevin L. Tompkins and Jill M. Tompkins.

This is improved property known as 3140 Hunters Hill Road, Nashville, TN 37214.

Said property is conveyed to Angus Gillis, III, Trustee subject to such limitations, restrictions, liens, easements, and encumbrances as may affect the property and for the express purpose of allowing him to reconvey the property to Kevin L. Tompkins and Jill M. Tompkins as tenants by the entirety.

And now, I, said Angus Gillis III, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set forth, hereby remise, release, and forever quitclaim unto Kevin L. Tompkins and wife, Jill M. Tompkins, as tenants by the entirety (and not as tenants in common), their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to such limitations, restrictions, liens, easements and encumbrances as may affect the property.

Kevin L. Tompkins and Jill M. Tompkins recognize that the real property described herein is subject to all matters of record including but not limited to: (1) certain liens, encumbrances and other matters described in the DEED wherein Kevin L. Tompkins and Jill M. Tompkins acquired the property described above which DEED is recorded as Instrument No. 20141016-0095622 in the Register's Office for Davidson County, Tennessee, (2) the Deed of

Trust recorded as Instrument No. 20141016-0095623 in the Register's Office for Davidson County, Tennessee, and (3) real property taxes for all years subsequent to 2014 to the extent not paid, if any.

WITNESS our hands this 20th day of FEBRUARY, 2020.

Kevin L. Tompkins

Jill M. Tompkins

Angus Gillis III, TRUSTEE Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of February, 2020, before me personally appeared Kevin L. Tompkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Public

MIKE MCDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

My Commission Expires : 11/6/2023

[ACKNOWLEDGEMENTS CONTINUE ON PAGE 5]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of February, 2020, before me personally appeared Jill M. Tompkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Public

My Commission Expires : 11/6/2023

MIKE MCDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of February 2020, before me personally appeared Angus Gillis III, the TRUSTEE identified above, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same in his capacity as TRUSTEE as his free act and deed.

Notary Public

My Commission Expires : 11/6/2023

MIKE MCDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023