Jennifer L. Fenn

FROM: & Victoria Walker

TO: Trustee, Inc as Trustee for the 904 Mallow Drive Estate Planning Land Trust

QUITCLAIM DEED

Address of New Owner:

Trustee Inc., as Trustee
PO Box 60524
Nashville, TN 37206

Send Tax Bills To: **Owner**

Map and Parcel: 43-15-246

THIS INSTRUMENT WAS PREPARED BY

Heather Dean, Administrator
PO BOX 60524 NASHVILLE, TN 37206

Prepared from information furnished by the parties

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever greater, for this transaction is $ 0.00

affiant

Subscribed and sworn to before me this the 26th day of February, 2020

Notary Public

Commission Expires: 9/6/22

WENDY GREEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

I, Jennifer L. Fenn & Victoria Walker do hereby quitclaim to Trustee, Inc. Trustee of the 904 Mallow Drive Estate Planning Land Trust with full power to sell, transfer and convey without the joinder of any beneficiary, his/ her Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

EXHIBIT "A"

Being the same property conveyed to Jerry L. Ramsey, sr, and wife Regina L. Ramsey as of record in Book 10411 Page 381, said Register's Office. Jerry L. Ramsey, sr predeceased Regina L. Ramsey. Regina L. Ramsey died intestate on 1-22-14 leaving her sole heirs as Jennifer L. Fenn and Victoria Walker reference heirship affidavit instrument #20200305-0024780

Unimproved ( ) This is improved property (√) known as 904 Mallow Dr. Madison, TN 37115

Witness our/my hand(s) this the 26th day of February, 2020.

Karen Johnson Davidson County
Batch# 369012 DEEDQC
03/06/2020 03:44:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200306-0025738

x Jennifer L. Fenn
Name

x Victoria Walker
Name

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Fenn & Victoria Walker 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, this the 26th day of February, 2020.

Notary Public

Commission Expires: 9/6/22

WENDY GREEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

EXHIBIT "A" LEGAL DESCRIPTION

SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 88 ON THE PLAN OF ARROWHEAD ESTATES, SECTION II, A PLAN OF WHICH IS OF RECORD IN BOOK 5050, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 88 FRONTS 98.04 FEET ON THE EASTERLY MARGIN OF MALLOW DRIVE AND EXTENDS BACK 121.61 FEET ON THE NORTHERLY LINE AND 85.74 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 63.07 FEET THEREON.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 10411, PAGE 381, OF THE DAVIDSON COUNTY, TENNESSEE RECORDS.