Karen Johnson Davidson County
Batch# 400813 DEEDQC
05/15/2020 09:38:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200515-0050477

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Equitable Trust Company, Trustee Agneta A. Currey Revocable Trust 4400 Harding Pike, Suite 310 Nashville, TN 37205	same	116-03-0A-055.00-CO

WHEREAS, Brownlee O. Currey, Jr. (the "Decedent"), Grantor and Trustee of the Brownlee O. Currey, Jr. Revocable Trust dated December 19, 2005, and subsequently amended and restated on numerous occasions, the most recent being a complete amendment and restatement on April 13, 2018, and further amended by a First Amendment to Brownlee O. Curry, Jr. Revocable Trust dated May 9, 2018 (the "Trust"), died on March 18, 2020; and

WHEREAS, pursuant to the terms of the Trust, Equitable Trust Company succeeded the Decedent as Trustee (the "Trustee") of the Trust upon the Decedent's death; and

WHEREAS, the Trustee desires to convey all of the Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Equitable Trust Company, as Trustee of the Brownlee O. Currey, Jr. Revocable Trust dated December 19, 2005, and subsequently amended and restated on numerous occasions, the most recent being a complete amendment and restatement on April 13, 2018, and further amended by a First Amendment to Brownlee O. Curry, Jr. Revocable Trust dated May 9, 2018, (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of the Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"), to Equitable Trust Company, Trustee, and its successors in trust, of the Agneta A. Currey Revocable Trust dated December 22, 2005, and subsequently amended and restated on numerous occasions, the most recent being a complete amendment and restatement on April 13, 2018 (the "Grantee").

This is improved property known as 4505 Harding Pike, Unit 52W, Nashville, Tennessee 37215.

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

The 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.

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020.

IN WITNESS WHEREOF, the Trustee has executed this instrument this 7th day of May, 2020.

GRANTOR:

BROWNLEE O. CURREY, JR. REVOCABLE TRUST

EQUITABLE TRUST COMPANY, TRUSTEE

By: David Simp

Its: Trust Advisor & Partner

[Grantor Notary Acknowledgement on Next Page]

Quitclaim Deed – Royal Oaks Unit 52W
Brownlee O. Currey, Jr. Revocable Trust
Grantor Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David Simcox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an officer of Equitable Trust Company and is authorized by Equitable Trust Company to execute this instrument on its behalf.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of May, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

[Remainder of page intentionally left blank.]

Quitclaim Deed – Royal Oaks Unit 52W
Affiant Statement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(G).

This 7th day of May, 2020.

EQUITABLE TRUST COMPANY

BY: _____
Affiant

[Affiant Notary Acknowledgement on Next Page]

Quitclaim Deed – Royal Oaks Unit 52W
Notary Acknowledgement for Affiant Statement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared the Affiant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of May, 2020.

Notary Public

My Commission Expires: 9/7/2021

[Remainder of Page Intentionally Left Blank.]

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 52W on the Plan of Royal Oaks Tower Condominium Apartments of record in Plat Book 4460, page 189, corrected in Book 4728, Page 756, Register' s Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, Page 901, amended in Book 4798, Page 813, said Register's Office.

Being the same property conveyed to Equitable Trust Company, Trustee, and its successors in trust, of the Brownlee O. Currey, Jr. Revocable Trust dated December 19, 2005, and subsequently amended and restated on numerous occasions, the most recent being a complete amendment and restatement on April 13, 2018, and further amended by a First Amendment to Brownlee O. Curry, Jr. Revocable Trust dated May 9, 2018, by Co-Executors' Deed from William L. Harbison and Carla L. Lovell, Co-Executors for the Estate of Brownlee O. Currey, Jr., of record in Instrument No. 20200507-0047583 Register's Office for Davidson County, Tennessee, dated May 4, 2020 and recorded on May 7, 2020.

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

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

This is improved property known as 4505 Harding Pike, Unit 52W, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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.

Carla L Lovell
Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, 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 11th day of May, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY