THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

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

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF April, 2020.

NOTARY PUBLIC

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

MY COMMISSION EXPIRES: 5-23-2022

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard Epperson, Trustee
& Timothy Causey, Trustee
2216 Maple Grove Lane
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP - PARCEL NUMBERS
180040A04200CO

Karen Johnson Davidson County
Batch# 405582 DEEDQC
05/26/2020 10:46:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200526-0053847

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, Richard A. Epperson and Tim Causey, do hereby remise, release and quitclaim unto Richard Epperson and Timothy Causey, Trustees of the Richard Epperson and Timothy Causey Community Property Trust, and their successors in trust, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 166 of Revision One, Addition to Highland Creek, of record in Instrument No. 200009210094040,Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Richard A. Epperson and Tim Causey, by Quitclaim Deed dated September 26, 2011 from Richard A. Epperson, of record as Instrument No. 20111019-0081530, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2216 Maple Grove Lane, Nashville, TN 37211.

WITNESS my hand this 10 day of April, 2020.

Richard A. Epperson

Tim Causey

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Richard A. Epperson and Tim Causey, 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 Brentwood, TN, this 10 day of April, 2020.

Notary Public

My Commission Expires: 5-23-2022

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

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