Prepared by: River Lake Trust, T. L. LaFever, Trustee
New Owner: Southern Preservation Trust, W. M. Flum, Trustee
Send Tax bills to: P.O. Box 60957 Nashville, TN 37206

After recording return to:
Southern Preservation Trust
PO Box 60957
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 408335 DEEDQC
05/29/2020 04:10:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200529-0055780

Map 53-11
Parcel 63

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE, made this 27th day of May, 2020, between

River Lake Trust, T. L. LaFever, Trustee ,

hereinafter referred to as "Grantor", and

Southern Preservation Trust, W. M. Flum, Trustee,

hereinafter referred to as "Grantee" (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto said Grantee:

See Exhibit 'A'

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed, and delivered in the presence of:

_____ (Seal)
Witness

River Lake Trust, T.L. LaFever, Trustee (Seal)
Grantor: River Lake Trust, T. L. LaFever, Trustee

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 T. L. LaFever, 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, and who further acknowledged that they are the trustee(s) of the River Lake Trust, dated 9/10/2018 , T. L. LaFever, Trustor, and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Madison, Tennessee, this 29 day of 2020.

Chad Bryson
Notary Public
My Commission expires: 3-8-2022

CHAD BRYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

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EXHIBIT 'A'

Legal Description of Trust Asset

Being part of Lot 28 and Lot 29, Block B, on the Plan of Life and Casualty Insurance Company Subdivision No. 3, Old Hickory, as of record in Plat Book 974, Page 11, Register's Office, Davidson County, Tennessee.

Said part of Lot 28 being the westerly 1 1/2 feet fronting on the southwesterly side of Becker Avenue and running back between parallel lines 175 feet to a dead line.

Said Lot 29 fronting 60 feet on the southwesterly side of Becker Avenue and running back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Jason Scott Baker and wife, Krista J. Baker, as tenants by the entirety, by deed of record from Ferrell Realty, LLC, of record in Book 20060215-0018114, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1360, Page 55 and Book 1088, Page 55; Easement of record in Book 662, page 743 for telephone and telegraph lines; Sewer Easement of record in Book 1003, Page 51; Railroad ROW Easement of record in Book 736, Page 384, easements, covenants and conditions as shown on the plan of record in Plat Book 974, Page 11, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **102 Becker Ave. Old Hickory, TN 37138.**

Being the same property conveyed to Patricia Cashon, unmarried, by deed of record from Jason Scott Baker and wife, Krista J. Baker, dated 12/21/07, of record in Book 20071221-0146671, Registers Office, Davidson County, Tennessee.

Being the same property conveyed to River Lake Trust, T. L. LaFever, Trustee, by deed of record from Patricia Cashon, unmarried, dated September 12, 2018, of record in Book 20180912-0090583, Register's Office, Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson

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

T. L. LaFever as Trustee

AFFIANT – T. L. LaFever as Trustee

STATE OF TENNESSEE

Davidson **COUNTY**

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named T L LaFever **the bargainers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.**

Witness my hand and official seal at Madison**, Tennessee, this** 29 **day of** May**, 20**20

Com. Exp. 3-8-2022 **Notary Public** Chad Bryson

CHAD BRYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY