THIS INSTRUMENT PREPARED BY:
Lea Johnson, Attorney at Law
615 Main St., M-5
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 437646 DEEDQC
07/15/2020 09:35:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200715-0077229

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.:
Terry L. Trigg and Ron Tharp, Trustees The Trigg-Tharp Revocable Living Trust Agreement 1401 Roberts Ave Nashville, TN 37206	Terry L. Trigg and Ron Tharp, Trustees The Trigg-Tharp Revocable Living Trust Agreement 1401 Roberts Ave Nashville, TN 37206	083-01-0-342.00

This QUITCLAIM DEED, made and entered into this the 9 day of July, 2020, and between **Terry L. Trigg and husband, Ron Tharp**, hereinafter referred to as Grantors, and **Terry L. Trigg and Ron Tharp, Trustees, of THE TRIGG-THARP REVOCABLE LIVING TRUST AGREEMENT dated July 9, 2020**, hereinafter referred to as Grantees.

WITNESSETH: That, for good and valuable consideration and no monetary consideration, the receipt of all of which is hereby acknowledged, that the Grantors do hereby quitclaim, give, bargain, convey, and transfer unto the Grantees any and all interest which the Grantors have in the following described property, situated in the city of Nashville, Davidson County, Tennessee, more particularly described as follows:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Part of Lot No. 1 on the Plan of Map of Sharpe and Horns Subdivision of Elwood Place of record in Plat Book 332, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot 1 fronts 97.68 feet on the Northerly margin of Roberts Avenue and runs back on the Westerly margin 174.90 feet along the Easterly margin of North 14th Street and 165.67 feet on the Easterly margin of said lot to a line in the rear which measures 58 feet thereon.

DERIVATION CLAUSE: Being the same property conveyed to Terry L. Trigg and Ron Tharp, married to each other, by Warranty deed from Kingdom Works, LLC of record in Instrument No. 20190618-0058346 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 18, 2019.

This is improved property known as: **1401 Roberts Avenue, Nashville TN 37206**.

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described within.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of July, 2020.

Terry L. Trigg

Ron Tharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 9th day of July, 2020.

Affiant

My commission expires:
3/8/2021

Notary Public

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terry L. Trigg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 9 day of July, 2020.

My commission expires:
3/8/2021

Notary Public

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ron Tharp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 9 day of July, 2020.

My commission expires:
3/8/2021

Notary Public

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021