Karen Johnson Davidson County
Batch# 439430 DEEDQC
07/17/2020 10:39:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200717-0078650

TENNESSEE QUITCLAIM DEED

TO BE RECORDED IN THE DAVIDSON COUNTY REGISTER'S OFFICE
THIS INSTRUMENT WAS PREPARED BY:

Philip J. Bryce, Attorney
Philip J. Bryce, P.C.
212 S. Peters Road, Suite 101
Knoxville, Tennessee 37923
Telephone: (865) 690-5566

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises has been made by the preparer.

Tax Parcel Identification Number of Demised Premises: 072-14-0-078.00

Name and address of Grantees/Owner and Tax Responsibility:
Jeffrey L. Deaton and Beth A. Deaton, Trustees
The Jeffrey L. and Beth A. Deaton Family Revocable Trust dtd 3/23/2017
1110 Chester Avenue
Nashville, Tennessee 37206

Affidavit of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $ 1.00 .

Sworn to and subscribed before me, this
2 Day of July, 2020.

Affiant

Seal

Notary Public
My commission expires:

LAURA N. OWEN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 04/26/2022

THIS QUITCLAIM DEED, made this 2 day of July, 2020, by and between **Jeffrey L. Deaton and Beth Deaton,** husband and wife, (hereinafter called "Grantors"), and **Jeffrey L. Deaton and Beth A. Deaton, Trustees of the Jeffrey L. and Beth A. Deaton Family Revocable Trust dated 3/23/2017** (hereinafter called "Grantees").

WITNESSETH:

THAT SAID Grantors for and in consideration of the sum one and no/100 ($1.00) dollars cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold, released, remised, quitclaimed and conveyed and do hereby grant, bargain, sell, release, remise, quitclaim and convey unto the said Grantees, their heirs and assigns, that certain tract or parcel of land ("Demised Premises") in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Chesterfield Place of record in Plat Book 332, Page 147, 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 Lot No. 7 fronts 50 feet on the Southerly side of Chester Avenue and runs back 206.5 feet on the Westerly line and 211 feet on the Easterly line to a dead line on which it measures 50.2 feet.

The above description was taken from a prior deed of the described property.

BEING the same property conveyed to Jeffrey L. Deaton and Beth Deaton, husband and wife, by Special Warranty Deed dated November 4, 2019 from JRM Finance, LLC, a California Limited Liability Company, of record in the Register's Office for Davidson County, Tennessee, in Instrument No. 20191105-0114373.

This conveyance is subject to any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in said Register's Office.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TOGETHER WITH all of the estate, right, title and interest of Grantors therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing and waiving all claims to homestead, redemption, year's support and all other marital rights or privileges therein. The Property is transferred to the said Grantees and the heirs, executors, administrators, representatives, successors and assigns of Grantees, forever.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed, or have caused this Quitclaim Deed to be executed by its duly authorized representative(s), this, the date first above written.

GRANTORS:

JEFFREY L. DEATON

BETH DEATON

STATE OF Ohio

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, **Jeffrey L. Deaton and Beth Deaton,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand at office this the 2 day of July, 2020.

LAURA N. OWENS NOTARY PUBLIC, STATE OF OHIO

Notary Public

My Commission Expires: LAURA N. I NOTARY PUBLIC, STATE OF OHIO My Commission Expires 04/25/2022