This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 454681 DEEDQC
08/12/2020 08:51:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200812-0089617

Record and return to:
Same as preparer

Address of New Owner:
Walters Legacy Trust
Susan W. Barnes, Trustee
5729 Spring House Way
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map/Parcel:
160 16 0 040.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Shirley M. Walters, Trustee of the Walters Trust** dated August 21, 2018, hereinafter Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Susan W. Barnes, Trustee of the Walters Legacy Trust** dated August 7, 2020, hereinafter Grantee, her successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 200 on the Plan of Hearthstone, Section 4, as of record in Book 5200, pages 547 and 548, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Shirley M. Walters, Trustee of the Walters Trust dated August 21, 2018, by deed from Shirley M. Walters, unmarried of record in Instrument Number 20180822-0083333, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 5729 Spring House Way, Brentwood, Tennessee.

Grantee, as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of August, 2020.

Shirley M. Walters

Shirley M. Walters, Trustee of the Walters Trust,
Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Shirley M. Walters, with whom I am personally acquainted and who upon oath stated that she is Trustee of the Walters Trust and being authorized to do so, acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August 2020.

Sara Denman

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to an irrevocable trust.

Susan W. Barnes

Susan W. Barnes, Trustee, Grantee

Subscribed and sworn to before me this 7th day of August, 2020.

Sara Denman

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022