This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Karen Johnson Davidson County
Batch# 501674 DEEDQC
10/26/2020 01:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201026-0123942

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Cheryl Lynn Odum and Linda Gail Aiken, Co-Trustees **4618 Hessey Road** **Mt. Juliet, TN 37122**	**To New Owner**	**110 00 0 126.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **CHERYL LYNN ODUM and CHERYL LYNN ODUM, Trustee**, with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary, hereinafter called "Grantors", for and in consideration of estate planning purposes and no monetary consideration, the sufficiency of which is hereby acknowledged, hereby release, remise forever and quitclaim unto **CHERYL LYNN ODUM AND LINDA GAIL AIKEN, CO-TRUSTEES OF THE ODUM-AIKEN REVOCABLE TRUST dated October 22, 2020,** hereinafter called "Grantee", with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary, their successors and assigns, all of their right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Raymond P. Smith Company, dated January 19, 1966, as follows:

BEGINNING at a point in the northerly margin of Alvin Sperry Road, said point being 299.6 feet westerly from the U.S. Government taking line intersection with said margin of said road and thence with said margin of said road N. 83 degrees, 30' W., 325.0 feet to a point; thence N. 2 degrees 10' E., 571.6 feet to a point; thence S. 83 degrees 30' E., 325.0 feet to a point; thence S. 2 degrees 10' E., 571.6 feet to a point at the beginning, and containing 4.2 acres more or less.

BEING the same property conveyed to Cheryl Lynn Odum, Trustee, with full power to sell, mortgage, encumber or convey without the consent or joinder of any beneficiary, by deed from Jeanell C. Odum (also known as "Bencie Jeanell Odum") of record of Instrument No. 20180921-0093898 in the Register's Office for Davidson County, Tennessee.

This being real property commonly known as:

4915 ALVIN SPERRY ROAD
MT. JULIET, TN 37122

Grantors make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. 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.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 22 day of October, 2020.

Notary Public

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of October, 2020.

CHERYL LYNN ODUM

CHERYL LYNN ODUM, 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 Cheryl Lynn Odum, individually and in her capacity as Trustee of the Bencie Odum Revocable Living Trust dated September 20, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 22 day of October, 2020.

Notary Public

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 22nd day of October, 2020 personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CAITLIN MARIE SMITH

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021