THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 515792 DEEDQC
11/13/2020 09:56:03 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201113-0133993

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(G)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
William Ronald Harper, et al 154 Karen Drive Mt. Juliet, TN 37122	New Owner	042-00-0-025.00

CO-SUCCESSOR TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that WILLIAM RONALD HARPER, KATHY HARPER WATKINS and GINA HARPER ALTVATER, as Co-Successor Trustees of the DOROTHY S. HARPER TRUST U/A/D DECEMBER 19, 1994 (the "Trust"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Trust assets pursuant to the terms of said Trust, hereby remise, release and quitclaim unto WILLIAM RONALD HARPER, KATHY HARPER WATKINS and GINA HARPER ALTVATER, their heirs and assigns, all of the Co-Successor Trustees' right, title and interest (being a one-half undivided interest as tenant in common with each grantee receiving a one-sixth (1/6) undivided interest as a tenant in common) in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee, more particularly described as follows:

See Attached Exhibit "A"

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

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 our hands this 10th day of November 2020.

DOROTHY S. HARPER TRUST U/A/D
DECEMBER 19, 1994

WILLIAM RONALD HARPER,
Co-Successor Trustee

KATHY HARPER WATKINS,
Co-Successor Trustee

GINA HARPER ALTVATER,
Co-Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, WILLIAM RONALD HARPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Successor Trustee of the Dorothy S. Harper Trust U/A/D December 19, 1994, the within named bargainor, and that he as such Co-Successor Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Co-Successor Trustee of the Dorothy S. Harper Trust U/A/D December 19, 1994.

WITNESS my hand, at office, this 10th day of November 2020.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KATHY HARPER WATKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Successor Trustee of the Dorothy S. Harper Trust U/A/D December 19, 1994, the within named bargainor, and that she as such Co-Successor Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Co-Successor Trustee of the Dorothy S. Harper Trust U/A/D December 19, 1994.

WITNESS my hand, at office, this 10th day of November 2020.

Dora A. Childress
Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, GINA HARPER ALTVATER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Successor Trustee of the Dorothy S. Harper Trust U/A/D December 19, 1994, the within named bargainor, and that she as such Co-Successor Trustee being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Co-Successor Trustee of the Dorothy S. Harper Trust U/A/D December 19, 1994.

WITNESS my hand, at office, this 10th day of November 2020.

Dora A. Childress
Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/23

Exhibit "A"
(to Co-Successor Trustees' Quitclaim Deed)

Legal Description

Being a tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey of Wm. Collier Parrish, Associates Civil Engineers, dated October 7, 1964, as follows:

Beginning at a point in the southeasterly corner of Lot No. 156 of Kemper Heights Subdivision, Section Two, a plan of which is of record in Book 2331, page 104, Register's Office for Davidson County, Tennessee; thence north 88° 40' west 415.5 feet; thence north 1° 24' east 553 feet to a point in the southerly margin of proposed Tuckahoe Drive; thence along said margin north 67° 3' east 136.75 feet to a point in the northwesterly margin of Lot No. 152 in said subdivision; thence along the rear line of said lot south 22° 54' east 192.9 feet to a point in the northerly line of Lot No. 153 in said Subdivision; thence along said northerly line south 45° 15' west 99.1 feet; thence along the rear lines of Lots Nos. 153 through 156 of said subdivision south 36° 29' east 456.1 feet, to the point of beginning.

Being the same property conveyed to DOROTHY S. HARPER, TRUSTEE, of the DOROTHY S. HARPER TRUST U/A/D December 19, 1994, by Quitclaim Deed from DOROTHY S. HARPER, TRUSTEE of the WILLIAM A. HARPER TRUST, effective May 8, 2010, dated September 14, 2018, of record in Instrument No. 20181002-0097513, Register's Office for Davidson County, Tennessee. Dorothy S. Harper having died on or about September 30, 2020 and WILLIAM RONALD HARPER, KATHY HARPER WATKINS and GINA HARPER ALTVATER were appointed Co-Successor Trustees of the DOROTHY S. HARPER TRUST U/A/D DECEMBER 19, 1994 under the provisions of said trust agreement.

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

This is improved property known as 1009 Tuckahoe Drive, Nashville, Tennessee 37207.