THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
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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
20201113-0133994

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	Tract 1: 052-02-0-185.00 Tract 2: 042-13-0-002.00

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, each receiving a one-third (1/3) undivided interest as tenants in common, all of the Co-Successor Trustees' right, title and interest in and to certain tracts or parcels 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

WILLIAM RONALD HARPER,
Co-Successor Trustee

Kathy Harper Watkins

KATHY HARPER WATKINS,
Co-Successor Trustee

Gina Harper Altvater

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.

Dave A. Childress

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

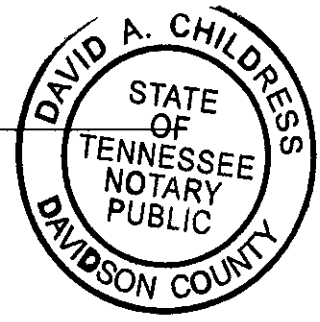
My Commission Expires: 5/9/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, 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.

Notary Public



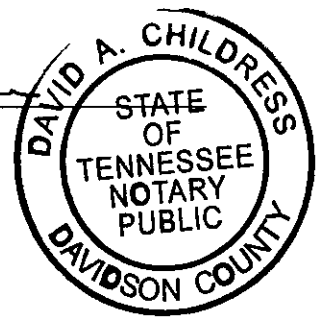
My Commission Expires: 5/9/23

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.

Notary Public



My Commission Expires: 5/9/23

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

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 33 and the easterly one-half of Lot No. 32 of Block "A" on the Map of Rainbow Terrace Subdivision, Revised, of record in Book 1130, Page 85, Register's Office for said County.

Said lot and part of lot adjoin and front together 75 feet on the north side of Neelys Bend Road and run back between parallel lines along the west margin of Hillcrest Drive, 200 feet to a dead line.

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. 20181002-0097512, 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 739 Neelys Bend Road, Madison, Tennessee 37115.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Kemper Heights, Section 2, of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 153 fronts 130.0 feet on the southwesterly side of Kemper Drive South and extends back between lines measuring 313.0 feet on the southeasterly side and 327.4 feet on a broken line on the northwesterly side to a dead line in the rear on which it measures 105.0 feet.

Being the same property conveyed to DOROTHY S. HARPER, TRUSTEE, and any successor trustees thereto, of the DOROTHY S. HARPER TRUST U/A/D DECEMBER 19, 1994, by Quitclaim Deed from DOROTHY S. HARPER, TRUSTEE U/A/D December 19, 1994, and any amendments thereto, dated November 4, 2010, of record in Instrument No. 20110127-0007481, 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 307 Kemper Drive, Nashville, Tennessee 37115.