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# 522240 DEEDQC
11/30/2020 03:10:30 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20201130-0139132

ADDRESS OF NEW OWNER:
LISA GREENE, ET AL.
6018 BENDERS FERRY ROAD
MT. JULIET, TN 37122

SEND TAX BILL TO:
To New Owner

MAP & PARCEL:
074 04 0 002.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JAMES O. OATSVALL, TRUSTEE OF THE OATSVALL REVOCABLE LIVING TRUST dated April 19, 2019**, with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary, for and in consideration of love and affection and estate planning purposes, does hereby quitclaim, grant and convey unto, **LISA GREENE and KYANN GREENE-BENNETT**, as joint tenants with right of survivorship, all right, title and interest owned by the undersigned in the certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 960 as shown on the Plan of Hermitage Hills, Section 8, of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to James O. Oatsvall and Jean Y. Oatsvall, Co-Trustees of the Oatsvall Revocable Living Trust dated April 19, 2019 by deed from James O. Oatsvall and wife, Jean Y. Oatsvall of record as Instrument No. 20190607-0054924 in the Register's Office for Davidson County, Tennessee. Jean Y. Oatsvall having died on September 7, 2020, leaving James O. Oatsvall as sole Trustee of the Oatsvall Revocable Living Trust dated April 19, 2019 (now irrevocable), as further described in the Abstract of the Oatsvall Revocable Living Trust dated April 19, 2019 of record as Instrument No. 20201030-0126523 in the Register's Office for Davidson County, Tennessee.

This property is commonly known as:
8104 Bonnafair Drive
Hermitage, TN 37076

Grantor makes 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. Grantor makes 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. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees 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 WILSON

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this 19th day of November, 2020.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES JULY 09, 2024

IN WITNESS WHEREOF I have hereunto set my hand on this the 19th day of November, 2020.

JAMES O. OATSVALL, TRUSTEE
OF THE OATSVALL REVOCABLE
LIVING TRUST DATED APRIL 19, 2019

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. Oatsvall, the Trustee of the Oatsvall Revocable Living Trust dated April 19, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged under oath that he executed the within instrument for the purposes therein contained this 19 day of November, 2020.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES JULY 09, 2024

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached instrument 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 19 day of November, 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