This instrument prepared by:
Julie Alley
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 529891 DEEDQC
12/11/2020 08:03:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201211-0145107

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Joni Jeffcoat Mitchell as Trustee of the Jeffcoat Trust 2054 Skyhawk Court White House, TN 37188	Same as New Owner	083 16 0 022.00

QUITCLAIM DEED TO TRUSTEE

Whereas, Norma Jean Jeffcoat, died on November 23, 2017, in Davidson County, Tennessee; and Norma Jean Jeffcoat is the same person as Norma W. Jeffcoat; and at the time of her death, Norma W. Jeffcoat and husband, William Lewis Jeffcoat, owned the real property described herein as tenants by the entirety; and her interest in the real property passed to William Lewis Jeffcoat as the surviving tenant; therefore,

For good and valuable consideration, receipt of which is hereby acknowledged, William Lewis Jeffcoat, hereinafter Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto Joni Jeffcoat Mitchell, Trustee of the Jeffcoat Trust dated November 25, 2020, hereinafter Grantee, his 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. 274 on the Plan of Fortland Park, Section 3, as of record in Book 2900, Page 61, Register's Office for said County.
>
> Said Lot No. 274 fronts 85 feet on the northerly side of Fortland Drive and runs back between lines 245 feet on the westerly line and 220 feet on the easterly line to a broken line in the rear on which it measures 137.6 feet.
>
> Being the same property conveyed to William Lewis Jeffcoat and wife, Norma W. Jeffcoat, by deed from Dobson & Johnson, Inc., a Tennessee Corporation, of record in Book 100, page 155, 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 2714 Fortland Drive, Nashville, Tennessee 37206.

Grantee, as Trustee, has the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement.

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 25th day of November, 2020.

William Lewis Jeffcoat, Grantor

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th day of November, 2020 by audio-video communication in compliance with Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020.

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 13, 2022

Notary Public at Large
My Commission Expires: 3-13-2022

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Subscribed and sworn to before me this 25th day of November, 2020.

Joni Jeffcoat Mitchell, Trustee of the Jeffcoat Trust, Grantee

Notary Public
My Commission Expires: 3-13-2022

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 13, 2022