Name and Address of New Owner:
Willie Greer, Trustee of the
Lillian L. Harding Revocable Trust

Karen Johnson Davidson County
Batch# 537123 DEEDQC
12/17/2020 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201217-0149496

Send Tax Bills To:
Willie Greer
6739 Laurel Brook Dr.
Riverside, CA 92506

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

TAX PARCEL ID No.: 105-13-265

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Willie Greer, Sucessor Trustee of the Lillian L. Harding Revocable Living Trust dated June 14, 2006,** "the Grantor," convey and quitclaim unto **Willie Greer, Trustee of the Lillian L. Harding Amended and Restated Revocable Trust Agreement dated October 1, 2012,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being the westerly 50 feet of the easterly 100 feet of Lot No. 82 on the Waverly Land Companys Plan lots called Waverly Place as of record in Book 57 Page 95, Registers Office for Davidson County, Tennessee.

Said part of Lot No. 82 fronts 50 feet on the northerly side of Douglas Avenue and runs back 265.0 feet more or less, on the easterly line and 267.0 feet on the westerly line to an alley on which it measures 50 feet.

This conveyance is made subject to any and all zoning regulations, building restrictions, and set back lines, if any and easements and rights for the public utilities applicable to this property, and taxes for the current year.

Being the same property conveyed to Grantor by deed dated June 11th and recorded in Book 10490 Page 546 in the Office of Register of Deeds in Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15 day of December, 2020.

Willie Greer Sucessor (SEAL)
Willie Greer Sucessor Trustee of the Lillian L. Harding Revocable Living Trust
Trustee of the Lillian L Harding Revocable Living Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Willie Greer, Sucessor Trustee of the Lillian L. Harding Revocable Living Trust**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of December, 2020.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Regina V Sullo
Notary Public
My commission expires: 11-8-22

202012170149496

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15 day of December, 2020.

Notary Public
My commission expires: 11822

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXP 11-8-2022

True Copy Certification

I, John A Bell Sr., do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Delana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

DELANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY