BOX 10-A

This Instrument Prepared By and Returned To:
J. Greg Hardeman, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 547824 DEEDQC
01/06/2021 09:31:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210106-0002247

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Lydia Ketting 2962 Baby Ruth Lane, Unit 15 Antioch, TN 37013	Same	163-11-D-15.00

KNOW ALL MEN BY THESE PRESENTS that Jim Rayburn Harley, Successor Trustee of the Randall K. Harley, Jr. Living Trust UAD October 3, 1995 and amended on April 26, 2001, for good and valid consideration, the receipt of which is hereby acknowledged, release and forever quitclaim unto Lydia Ketting a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 15, PLAN OF HICKORY PLACE TOWNHOUSES, as shown on plat of record in Plat Book 11190, Page 54, in the Register's Office, Davidson County, Tennessee, to which plat refence is hereby made for a more particular description of said property.

Being the same property conveyed to Randall K. Harley, Jr. and Jayne R. Harley, Co-Trustees under the Randall K. Harley, Jr. Living Trust dated October 3, 1995 by Warranty Deed from Steven Clark, recorded on the 20th day of December 2004 of record in Instrument No. 20041220-0150938 in the Register's Office for Davidson County, Tennessee.

The said Jayne R. Harley having since died on July 8, 2005 and the said Randall K. Harley, Jr. having since died on January 15, 2020 thereby vesting title solely in Jim Rayburn Harley as Successor Trustee of the Randall K. Harley, Jr. Living Trust UAD October 3, 1995 and amended on April 26, 2001.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is subject to any and all existing easements and restrictions of record.

This improved property is known as: 2962 Baby Ruth Lane, Unit 15, Antioch, TN 37013

IN WITNESS WHEREOF I have hereunto set my hand on this the 10 day of December, 2020.

Jim Rayburn Harley Successor Trustee of
the Randall K. Harley Jr. Living Trust

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jim Rayburn Harley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he as Successor Trustee of the Randall K. Harley Jr. Living Trust executed the within instrument for the purposes therein contained.

Witness my hand, this 10th day of December, 2020.

Notary Public

My Commission Expires: 7/21/2024

J. MYERS
Commission No. 2330611
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires July 21, 2024

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 5th day of January, 2021

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES AUGUST 30, 2021

Notary Public