Karen Johnson Davidson County
Batch# 555529 DEEDQC
01/15/2021 11:44:58 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210115-0007170

Prepared by and return to:
David L. Swilley, Esq.
1241 Oak Lake Cove
Collierville, TN 38017
(901) 497-6088

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents, that **GREGORY K. GAMMELL and wife, CONNIE T. GAMMELL**, (the "Grantor") for and in consideration of Ten and no/100 Dollars ($10.00), does hereby bargain, convey, remise, release, and quitclaim unto **GREGORY K. GAMMELL and CONNIE T. GAMMELL, Trustees of the GREG AND CONNIE GAMMELL LIVING TRUST dated December 10, 2020**, (the "Grantee") all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, and being more particularly described, to-wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Carousel Farm Subdivision of record in Book 9700, Page 393, to which plan reference is hereby made for a more complete description thereof in the Register's Office of Davidson County, Tennessee.

The property herein conveyed is subject to 2021 Davidson County Taxes not yet due and payable, which the Grantee assumes and agrees to pay, and subject to subdivision restrictions, building lines and easements of record in Book 9700, Page 393, Easements of record in Book 9251, Page 30 and Driveway Maintenance Agreement of record at Instrument No. 201203130021450, in the Register's Office of Davidson County, Tennessee

Derivative Clause: This real property being part or all of the property conveyed to Grantor by Warranty Deed of record at Instrument No. 20170519-0049878 in the Register's Office of Davidson County, Tennessee.

Possession is to be given with delivery of this deed.

The Grantors state that the purpose of this deed is to transfer the entire right, title and interest of the Grantors in and to said real property to the **Greg and Connie Gammell Living Trust dated December 10, 2020**. The trust is a revocable grantor trust established pursuant to the laws of the State of Mississippi. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Mississippi Code Section 91-9-101 through 119 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate,

and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

SINATURE PAGE AND NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGE

WITNESS my hand this 10 day of December, 2020.

GRANTORS:

GREGORY K. GAMMELL

CONNIE T. GAMMELL

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **GREGORY K. GAMMELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed and delivered the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand, at office, this 10th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: DAVID L. SWILLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Commission Expires November 21, 2022

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **CONNIE T. GAMMELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed and delivered the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand, at office, this 10th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: DAVID L. SWILLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Commission Expires November 21, 2022

New Owner Name and Address:
GREGORY K. GAMMELL and CONNIE T. GAMMELL, Trustees of the GREG AND CONNIE GAMMELL LIVING TRUST dated December 10, 2020
4405 Nail Road
Olive Branch, MS 38654

Property Address:

9360 Hester Beasley Rd
Nashville, TN 37221

Mail Tax Notice to:
Greg & Connie T. Gammell, Trustees
4405 Nail Road
Olive Branch, MS 38654

Parcel Tax ID Number: 168-00-220.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 2020.

NOTARY PUBLIC

Commission expires: _____

DAVID L. SWILLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires November 21, 2022