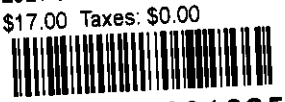
This instrument was prepared by:
Connie Reguli
Attorney at Law
LawCare-Family Law Center, P.C.
1646 Westgate Circle, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 559656 DEEDQC
01/25/2021 08:38:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20210125-0010255

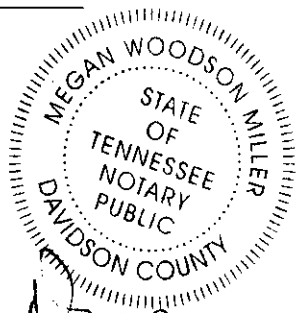
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the consideration for this transfer is for the (sum of) actual consideration of $10.00.

JEFFREY LEE HOWARD, TRUSTEE

Subscribed and sworn to before me on this 14th JANUARY 2021.

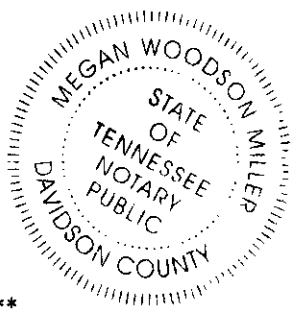
Notary Public
My commission expires: 11/8/21



NANCY LYNN WARE DRIVER, TRUSTEE

Subscribed and sworn to before me on this 14th JANUARY 2021.

Notary Public
My commission expires: 11/8/21



****

Address new owner:
Jeffrey L. Howard, Trustee
Nancy Lynn Ware Driver, Trustee
1304 Duncanwood Court
Nashville, TN 37204

Send tax bills to:
Jeffrey L. Howard, Trustee
Nancy Lynn Ware Driver, Trustee
1304 Duncanwood Court
Nashville, TN 37204

Map Parcel Number:
131-08-0M-.015.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WE, JEFFREY L. HOWARD and LYNN WARE DRIVER, do hereby convey, remise, release and forever quitclaim unto our entire estate in fee simple to JEFFREY LEE HOWARD, trustee for the J. L. HOWARD REVOCABLE LIVING TRUST, and NANCY LYNN WARE DRIVER, trustee for the NANCY LYNN WARE DRIVER REVOCABLE LIVING TRUST, AS TENANTS IN COMMONS, and subject to the provisions of their respective trust agreements and the parties prenuptial contract, the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Legal description

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described as follows (the "Land"):

Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled Final Subdivision of Duncanwood Phase II, of record as Instrument No. 20121018-0095689, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate property description.
Being the Same property conveyed to WILLIAM W. BURTON, III AND MELISSA M. BURTON, HUSBAND AND WIFE, by deed from AI DEVCO, LLC, A TENNESSEE LIMITED LIABIITY COMPANY, of record as Instrument No. 20140225-0016121, dated February 24, 2014, said Register's Office.
TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores related to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

Also known as 1304 Duncanwood Court, Nashville, Tennessee.

Being part of the same property conveyed to JEFFREY L. HOWARD and LYNN WARE DRIVER, of record at 20201208-0142250, Register's Office for said County.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's office.
This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.
THE MAKER OF THIS INSTRUMENT DOES NOT WARRANT THE ACCURACY OF THE LEGAL DECSIPTION CONTAINED HEREIN.

WITNESS my hand this 14th day of JANUARY 2021.

JEFFREY L. HOWARD

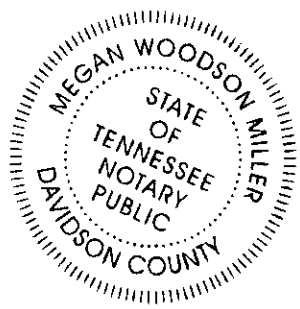
LYNN WARE DRIVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY L. HOWARD AND LYNN WARE DRIVER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purposes contained therein, by signing his name.

WITNESS MY HAND AND OFFICIAL SEAL at Brentwood, Tennessee, this the 14th day of JANUARY 2021.

Notary Public
My commission expires: 11/8/21



I hereby swear that the consideration of this transaction does not exceed $10.00

JEFFREY L. HOWARD

LYNN WARE DRIVER

Subscribed and sworn to before me
on this 14th day of JANUARY 2021

Notary Public
My commission expires: 11/8/21

MEGAN WOODSON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY