This Instrument Prepared by:
BRYSON EUBANKS
Kane and Crowell
133 S. College St.
Lebanon, TN 37087

From information furnished by the parties

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Ralph M. Sturges, Jr.

Karen Johnson Davidson County
Batch# 569438 **DEEDQC**
02/05/2021 11:28:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210205-0016989

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 2nd day of February, 2021.

SAMANTHA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: October 6, 2024

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:
Ralph M. Sturges, III, Trustee of
the Ralph M. Sturges, Jr.
Irrevocable Trust dated February
2, 2021.
1954 Dunedin Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Ralph M. Sturges, III, Trustee of
the Ralph M. Sturges, Jr.
Irrevocable Trust dated February
2, 2021.
1954 Dunedin Drive
Old Hickory, TN 37138

MAP AND PARCEL:
084 12 0 096.00

FOR NO MONETARY CONSIDERATION, I, **Ralph M. Sturges, Jr.**, by these presents do hereby quitclaim and convey unto **Ralph M. Sturges, III, Trustee of the Ralph M. Sturges, Jr. Irrevocable Trust dated February 2, 2021** all my right, title, and interest in and to the following tract or parcel of land, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

BEING Lot No. 64 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

LOT 64 fronts 160 feet on the southwesterly margin of Lincoya Drive and extends back between lines 262.7 feet on the southeasterly line and 250.8 feet on the northwesterly line to a rear line measuring 160.4 feet.

BEING the same property conveyed to Ralph M. Sturges, Jr., by Ralph M. Sturges, Jr. and wife, Bonnie J. Sturges, by Instrument No. 20200220-0018895, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2707 Lincoya Drive, Nashville, TN 37214.

Witness by my hand this 2nd day of February, 2021

Ralph M. Sturges, Jr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 2nd day of February, 2021, personally appeared before me, Ralph M. Sturges, Jr., with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that he executed the same by his own free act and deed.

Witness by my hand and official seal

NOTARY PUBLIC

My Commission Expires: 10 FEB 2024

SAMANTHA JOHNSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY