This Instrument Prepared By:
Lauren E. Smith, Esq.
KIZER, GAMMELTOFT & BROWN, P.C.
110 Cogdill Road
Knoxville, Tennessee 37922

Source of Grantor's interest in real property herein described: Instrument No. 20040102-0000670 in the Office of the Register of Deeds for Davidson County, Tennessee.

Parcel ID: Map 162-6, Parcel 136

Davidson County Property Assessor

By: _____

Karen Johnson Davidson County
Batch# 628198 DEEDQC
05/04/2021 09:26:13 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210504-0059447

TRUSTEE'S DEED

THIS INDENTURE is made as of this 8th day of April, 2021, by and between PATRICIA H. GALLIMORE, ALAN B. HUNDLEY and JOHN G. HUNDLEY, III, Co-Trustees of THE JOSEPHINE M. HUNDLEY TRUST dated September 19, 2003 ("Grantor"), and ALAN B. HUNDLEY, individually ("Grantee").

WITNESSETH:

WHEREAS, upon the death of the Grantor, JOSEPHINE M. HUNDLEY, the property located at 220 JoAnn Court, Nashville, Tennessee, held by the Trustees of THE JOSEPHINE M. HUNDLEY TRUST dated September 19, 2003, is to be distributed to ALAN B. HUNDLEY, outright and free of trust, in accordance with Article III of the trust agreement, as amended; and

WHEREAS, JOSEPHINE M. HUNDLEY died on August 4, 2020; and

WHEREAS, pursuant to the terms of the trust agreement, upon the death of the Grantor, JOSEPHINE M. HUNDLEY, PATRICIA H. GALLIMORE, ALAN B. HUNDLEY and JOHN G. HUNDLEY, III became the successor Co-Trustees of THE JOSEPHINE M. HUNDLEY TRUST dated September 19, 2003.

NOW, THEREFORE, Grantor, for and in consideration of the sum of One and 00/100 Dollars ($1.00) and other good and valuable consideration in hand paid, does by these presents GRANT, SELL, QUITCLAIM and CONVEY to Grantee with full power to sell, convey, encumber or mortgage without joinder of beneficiary and without purchaser looking to the application of the proceeds, all of the right, title and interest of the Grantor in the following described real property, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 77 on the Plan of Fair Oaks, Section Two, as of record in Book 4460, page 52 and 53, Register's Office for said County.

SAID Lot No. 77 fronts 67.19 feet along the northerly margin of Joann Court, which is a curve, and extends back 128.10 feet on the easterly line and 139.70 feet on the westerly line to a broken line in the rear on which it measures 101.80 feet.

BEING the same property conveyed to JOSEPHINE M. HUNDLEY, Trustee of THE JOSEPHINE M. HUNDLEY TRUST, from JOSEPHINE M. HUNDLEY by Quitclaim Deed dated September 19, 2003 and of record in the Register's Office for Davidson County, Tennessee as Instrument No. 20040102-0000670.

Tax Parcel ID of Premises: Map 162-6, Parcel 136
Street Address of Premises: 220 Joann Ct., Nashville, TN 37211

THIS DEED is executed pursuant to and in the exercise of the power and authority granted to and vested in the Co-Trustees by the terms and provisions under THE JOSEPHINE M. HUNDLEY TRUST dated September 19, 2003 and of every other power and authority thereunto enabling the Co-Trustees.

THIS CONVEYANCE IS SUBJECT TO all restrictions, easements, set-back lines, and other conditions of record in the Office of the Register of Deeds for Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

[SIGNATURES FOLLOW.]

Signed this the 8th day of April, 2021.

PATRICIA H. GALLIMORE, Co-Trustee of The Josephine M. Hundley Trust

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
:ss
COUNTY OF BUNCOMBE)

On this 8th day of April, 2021, before me personally appeared PATRICIA H. GALLIMORE, Co-Trustee of THE JOSEPHINE M. HUNDLEY TRUST, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed in her capacity as Co-Trustee.

CINDY H. GRIFFITH
Notary Public, North Carolina
Buncombe County
My Commission Expires
August 24, 2022

Notary Public
My Commission Expires: 8-24-2022

Signed this the 23 day of April, 2021.

Alan B. Hundley

ALAN B. HUNDLEY, Co-Trustee of The Josephine M. Hundley Trust

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

On this 23 day of April, 2021, before me personally appeared ALAN B. HUNDLEY, Co-Trustee of THE JOSEPHINE M. HUNDLEY TRUST, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Co-Trustee.



My Commission Expires Jan. 6, 2025

Notary Public
My Commission Expires: January 6th 2025

Signed this the 15th day of April, 2021.

JOHN G. HUNDLEY, III, Co-Trustee of The Josephine M. Hundley Trust

ACKNOWLEDGMENT

STATE OF Virginia)
City
COUNTY OF Falls Church) ss

On this 15th day of April, 2021, before me personally appeared JOHN G. HUNDLEY, III, Co-Trustee of THE JOSEPHINE M. HUNDLEY TRUST, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Trustee.

Thomas Denner Clinton
Notary Public
Commonwealth of Virginia
Commission No. 305252
My Commission Expires 10/31/22

Notary Public
My Commission Expires: 10-31-2022