THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(E).

Note: This Quitclaim Deed is undertaken to make the conveyance intended by the Quitclaim Deed filed at Instrument No. 20050929-0117232, Davidson County Register of Deeds, which was incorrect in that it had Mr. Daniel convey individually rather than in his capacity as Trustee of the Trust, as the property was in fact vested.

Karen Johnson Davidson County
Batch# 640224 DEEDQC
05/19/2021 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210519-0068097

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gretchen Peters, Trustee 1225 5th Avenue North Nashville, TN 37208	Owner	082-09-0-462.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Green Daniel III, Trustee of the Green Daniel III Revocable Trust dated October 8, 1998**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Gretchen Peters (f/k/a Gretchen Peters Daniel), Trustee of the Gretchen Peters Daniel Revocable Trust dated October 8, 1988**, hereinafter called the Grantee, and the Grantee's successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being **Lot No. 2-B** on the plan of zone lot division of Lot No. 2 and part of Lot No. 1 Ratterman's Subdivision of Lots No. 87, 88, 89 & 90 of record in Plat Book 5800, Page 342, Register's Office for said County. Said Lot No. 2-B fronts 27.69 feet on the westerly margin of 5'h Avenue North and extends back 170.93 feet on the northerly line and 170.93 feet on the southerly line to an alley in the rear, measuring 27.82 feet thereon.

Being the same property conveyed to Green Daniel III, Trustee of the Green Daniel III Revocable Trust dated October 8, 1998, and Gretchen Peters Daniel, Trustee of the Gretchen Peters Daniel Revocable Trust dated October 8, 1988 by Warranty Deed from Kristen A. Mumford of record on December 6, 2004, at Instrument No. 20041206-0144816, Davidson County Register of Deeds.

Note: This Quitclaim Deed is undertaken to make the conveyance intended by the Quitclaim Deed filed at Instrument No. 20050929-0117232, Davidson County Register of Deeds, which was incorrect in that it had Mr. Daniel convey individually rather than as Trustee of the Trust, as the property was vested.

This is property commonly known as 1225 5th Avenue North, Nashville, TN 37208.

Witness my hand, this 30th **day of** April, **2021:**

Green Daniel III, Trustee of the Green Daniel III Revocable Trust dated October 8, 1998

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Green Daniel III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of April, **2021**:

Notary Public

My Commission Expires: _____



Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

