This Instrument Prepared by Ashley Waters, Attorney at Law
116 Locust Avenue, Suite A, Cookeville, Tennessee 38501

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
David Lee Huggins and Diana Lynn Huggins, Co-Trustees of The David and Lynn Huggins 2021 Joint Revocable Trust dated April 8, 2021 2938 Bender's Ferry Road Mt. Juliet, TN 37214	*David and Lynn Huggins 2938 Bender's Ferry Road Mt. Juliet, TN 37214*	*Map 726 Parcel 14*

Karen Johnson Davidson County
Batch# 659726 DEEDQC
06/18/2021 11:31:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210618-0082553

This instrument made and entered into on this the 10th day of June, 2021, by and between ***David Lee Huggins and Diana Lynn Huggins, husband and wife***, First Party; and ***David Lee Huggins and Diana Lynn Huggins, Co-Trustees of The David and Lynn Huggins 2021 Joint Revocable Trust dated April 8, 2021***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all their right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows, ***retaining, however, the immunity of tenants by the entirety property as provided by T.C.A. §35-15-510***:

> Being a certain tract of land in Davidson County, Tennessee, being more particularly described as follows:
>
> Being Lot No. 45 on the Map of Maynor Place, recorded in Book 843, Page 24, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 45 fronts 60 feet on the north side of Maynor Avenue and runs back between parallel lines 160 feet to a dead line.

This conveyance is subject to any and all recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property, known as 1017 Maynor Ave., Nashville, TN 37216

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Quitclaim Deed from David Lee Huggins to David Lee Huggins and Diana Lynn Huggins, as tenants by the entirety, of record in Instrument Number 20210618-00082552, Register's Office of Davidson County, Tennessee.

This property is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

IN TESTIMONY WHEREOF, the First Party has hereunto set their signatures, this day and date first above written.

David Lee Huggins

David Lee Huggins

Diana Lynn Huggins

Diana Lynn Huggins

State of: TENNESSEE
County of: DAVIDSON

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***David Lee Huggins and Diana Lynn Huggins***, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 10 day of Jun, 2021.

NOTARY PUBLIC CAVE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11/6/2021

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.