Karen Johnson Davidson County
Batch# 704845 DEEDQC
08/26/2021 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210826-0115218

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Timothy Lee Priddy and Linda Rhea Priddy, Co-Trustees
5941 Abbott Drive
Nashville, TN 37211

Send tax notice to: Timothy Lee Priddy and Linda Rhea Priddy, Co-Trustees
5941 Abbott Drive
Nashville, TN 37211

Map and Parcel No. 160 14 0C 016.00

QUITCLAIM DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Timothy Lee Priddy and wife, Linda Rhea Priddy**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Timothy Lee Priddy and Linda Rhea Priddy, Co-Trustees of the Priddy Family Trust U/A dated August 23, 2021** ("Grantees"), a revocable living trust, Grantors' entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A Condominium apartment in Davidson County, Tennessee being Unit No. 716 on the Plan of Brentwood Trace Condominiums, Section Two, of record in Book 5200, pages 376 and 377, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Description is taken from prior deed of record. This is improved real property commonly known as 716 Fox Ridge Road, Brentwood, Tennessee 37027. This conveyance is subject to all matters, if any, shown on the Plan of Brentwood Trace Condominiums, Section II, of record in

Book 5200, pages 376 and 277, in the Register's Office for Davidson County, Tennessee and covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to the subject property.

Being the same property conveyed from Scott G. Baker, unmarried, to Timothy L. Priddy and wife, Linda R. Priddy*, by warranty deed, of record in Instrument No. 20091130-0108948, Register's Office, Davidson County, Tennessee.

*Timothy L. Priddy and Timothy Lee Priddy are one and the same person. Linda R. Priddy and Linda Rhea Priddy are one and the same person.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 23rd day of August, 2021.

Timothy Lee Priddy

Timothy Lee Priddy

Linda Rhea Priddy

Linda Rhea Priddy

STATE OF WILLIAMSON)
COUNTY OF TENNESSEE)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Timothy Lee Priddy and Linda Rhea Priddy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2021.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 21, 2025
COUNTY OF WILLIAMSON

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.