THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Martin Heller Potempa & Sheppard 1935 21st Avenue South, Ste 100 Nashville, Tennessee 37212 Karen Johnson Davidson County Batch# 747835 DEEDQC 11/02/2021 11:38:37 AM 6 pgs Fees: $33.00 Taxes: $224.59 20211102-0146542 This Quitclaim Deed was prepared based on information provided by the parties and no independent title examination was prepared.	The actual consideration for this transfer is: $60,699.19 Courteney Cullen Beasley, Executrix of the Estate of LeeAnn Cullen Subscribed and sworn to before me this 30 day of SEPTEMBER 2021. NOTARY PUBLIC My Commission Expires: 02-01-2023 JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Olov Patrik Meijer 1900 Omohundro Court Nashville, TN 37210	New Owner	095-05-0-042.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the terms of a certain Property Settlement Agreement, I, COURTENEY CULLEN BEASLEY, Trustee of the LeeAnn Cullen Revocable Trust dated November 12, 2020, do hereby quitclaim, transfer and convey unto OLOV PATRIK MEIJER, an unmarried man (hereinafter "Grantee"), any and all ownership interest owned by the LeeAnn Cullen Revocable Trust in and to a certain parcel of real property in Davidson County, Tennessee, fully and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Foxwood of record in Plat Book 2900, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 41.02 feet on the Westerly side of Omohundro Court and runs back 134.6 feet on the Northerly line and 200.5 feet on the Southeasterly line to a dead line in the rear on which it measures 187.3 feet, and said dead line being a broken line.

Being the same property conveyed by Warranty Deed from Staci L. Wolff, an unmarried woman, and Marc Dumont, an unmarried man, to Olov Patrik Meijer, an unmarried man, and LeeAnn Cullen, an unmarried woman, as tenants in common of record in Instrument No. 20190801-0076253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Courtney Beasley, Executrix of the Estate of LeeAnn Cullen, deceased, via Executor Deed to the LeeAnn Cullen Revocable Trust and Olov Patrik Meijer as tenants in common, of record in Instrument No. 20211102-0146541, Register's Office for Davidson County, Tennessee.

Said property is more commonly known as **1900 Omohundro Court, Nashville, TN 37210.**

A copy of the Certificate of Trust for the LeeAnn Cullen Revocable Trust is attached hereto as **Exhibit** 1.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

[Intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30 day of SEPTEMBER, 2021.

Courtney Beasley
Trustee of the LeeAnn Cullen Revocable Trust dated November 12, 2020.

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **COURTENEY CULLEN BEASLEY**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of SEPTEMBER, 2021.

NOTARY PUBLIC

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

Exhibit 1

(Certificate of Trust)

CERTIFICATION OF TRUST

Trust Name: LeeAnn Cullen Revocable Trust

COURTENEY CULLEN BEASLEY, the Trustee of the LeeAnn Cullen Revocable Trust, an irrevocable trust, executes this Trust Certification in accordance with Tennessee Code Annotated Section 35-15-1013, affirms that the trust is currently in existence and states the following:

1. The LeeAnn Cullen Revocable Trust ("Trust") was created on November 12, 2020, with **LEEANN CULLEN** as the Trustee and Grantor

2. **LEEANN CULLEN** died on April 15, 2021. **COURTENEY BEASLEY** is serving as successor Trustee of the Trust. Should **COURTENEY BEASLEY** fail or cease to act as trustee, and no successor trustee is appointed by **COURTENEY BEASLEY**, the primary income beneficiary if not incapacitated, or if so, a majority of the income beneficiaries shall appoint a successor independent Trustee.

3. A Trustee has all powers granted to trustees under applicable state law including, but not limited to, all of the powers described in Tennessee Code Annotated Sections 35-15-815 and 35-15-816, as amended or restated from time to time, to the extent applicable, unless otherwise specifically amended by a provision of the Trust Agreement.

4. The LeeAnn Cullen Revocable Trust is irrevocable.

5. If multiple Trustees are serving at any time, the trustees must act by a majority determination.

6. A person serving as Trustee shall be deemed to have failed, declined or ceased to serve as Trustee in the event of the death, resignation, removal, or disability of that person. Disability of a Trustee shall mean a person whose ability to receive and evaluate information effectively, or to communicate decisions, or both, is impaired to an extent that the person cannot exercise a reasonable degree of care with regard to the duties of Trustee, or who cannot take any requisite actions due to involuntary detention or disappearance. An involuntary detention or disappearance of the Trustee shall be determined by an affidavit of at least two persons with knowledge regarding the same. The disability of a Trustee shall be determined by such person's regular attending physician or physicians; or if none, by any physician who has examined or treated such person for the mental or physical condition causing the incapacity or disability. A written report signed by such physician or physicians stating that the Trustee is disabled under the foregoing definition shall act as sufficient evidence as to such person's disability.

7. The tax identification number of the Trust is _____.

8. Assets transferred to the Trust are to be titled as follows: Courteney Beasley, Trustee of the LeeAnn Cullen Revocable Trust, dated November 12, 2020.

9. To the best of the Trustee's knowledge, the trust has not been terminated, modified, or amended that would cause the representations of this Certification to be incorrect.

COURTENEY ~~CULLEN~~ Beasley, Trustee

9/30/21
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Ann Clegg, Notary Public of the state and county aforesaid, **COURTENEY BEASLEY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2021.

Jessica Ann Clegg
Notary Public

My commission expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023