Karen Johnson Davidson County
Batch# 760013 DEEDQC
11/23/2021 12:00:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211123-0155450

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 4th day of October 2021.

Michelle J Reid
Notary Public

My Commission Expires: 1-3-23

MICHELLE J REID STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Louis R. Feagles and Dr. Lois Wagstrom, Co-Trustees 5880 Fredricksburg Drive Nashville, TN 37215	New Owner	145-04-0-45

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Louis R. Feagles and wife, Lois Wagstrom** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Louis R. Feagles and Dr. Lois Wagstrom, Co-Trustees of the Lou Feagles and Lois Wagstrom Community Property Trust** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described below:

Land in Davidson County, TN being Lot No. 1 on the Plan of Kimberly Estates, of record in Book 5210, Page 170, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Louis R. Feagles and wife, Lois Wagstrom from Warren Berrie and Deborah Berrie, both unmarried by Warranty Deed recorded April 3rd, 1991 in Book 8323, Page 435, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Louis R. Feagles and Dr. Lois Wagstrom, Co-Trustees of the Lou Feagles and Lois Wagstrom Community Property Trust from Louis R. Feagles and wife, Lois Wagstrom by Quitclaim Deed of record in Instrument No. 20200430-0045239 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Louis R. Feagles and wife, Lois Wagstrom by Quitclaim

Deed of record in Instrument No. 20211008-0135523, Register's Office of Davidson County, Tennessee.

This is property known as 5880 Fredricksburg Drive Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October 2021.

Louis R. Feagles

Lois Wagstrom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Louis R. Feagles and Lois Wagstrom,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October 2021.

Michelle L. Reid
Notary Public

My Commission Expires: 1-3-23

MICHELLE L REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY