Karen Johnson Davidson County
Batch# 771744 DEEDQC
12/10/2021 01:57:55 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211210-0164227

This document prepared by (and after recording return to):
Name: Norman E. Sabin
Firm/Company: ESTATE PLANNING CENTER
Address: 1200 Mountain Creek Rd, Ste 485
City, State, Zip: Chattanooga, Tennessee 37405
Phone: (423) 648-9829

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QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR NO CONSIDERATION, Susan E. Garrison, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents do hereby transfer and convey unto Susan E. Garrison and Nolan Prestwood, Trustees, or their successors in interest, of the Prestwood and Garrison Living Trust, dated July 19, 2021, and any amendments thereto, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Unit No. N-12, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Andrews Properties, Inc., a Tennessee Corporation by deed from Ted H. Welch and wife, Joanne C. Welch of record in Book 5239, page 435, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizonal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office, as amended in Book 5292, page 958, and further amended in Book 5293, page 612, said Register's Office.

MORE COMMONLY KNOWN AS: 2116 Hobbs Road N-12, Nashville, Tennessee 37215

MAP-PARCEL: 131-2 0A - 108

REFERENCE is made for prior title to Deed recorded in Book 5318, page 386, in the Register's Office of Davidson County, Tennessee and the satisfaction and release of security instrument recorded in Book 944, page 749, in the Register of Deeds Office of Transylvania County, North Carolina.

Grantors and Grantees acknowledge that this deed was prepared from information furnished by them. No title examination has been made and the Estate Planning Center, attorneys, shall not be liable for the status of title to the property or the accuracy of such information.

TOGETHER with all of the improvements now or hereafter erected on said property, and all hereditaments, easements, rights, tenements and other appurtenances thereunto belonging, and the rents, issues, income, revenue and profits thereof, all the estate, right, title, interest, all claims and demands whatsoever, in law and in equity, of Grantor, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain part of the property encumbered by this Deed; and all of the forgoing, together with said property, are herein referred to as the "Property."

WITNESS Grantor's hand this the 7 day of September 2021.

Susan E. Garrison

Susan E. Garrison, Grantor

STATE OF SOUTH CAROLINA)
) ss.
COUNTY OF CHARLESTON)

On this 7 day of September, 2021, before me personally appeared Susan E. Garrison, who proved on the basis of satisfactory evidence to be the person described in this document, and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

JUSTIN M. TAPP
Notary Public-State of South Carolina
My Commission Expires
January 22, 2031

Notary Public
My Commission Expires: 1/22/31

Grantor(s) Name, Address:
Susan E. Garrison
183 Shadowmoss Parkway
Charleston, SC 29414

Grantee(s) Name, Address:
Prestwood and Garrison Living Trust
Nolan Prestwood and Susan E. Garrison, Trustees
183 Shadowmoss Parkway
Charleston, SC 29414

SEND TAX STATEMENTS TO:
Prestwood and Garrison Living Trust
Nolan Prestwood and Susan E. Garrison
183 Shadowmoss Parkway
Charleston, SC 29414

This

CERTIFICATE OF TRUST

prepared for

NOLAN PRESTWOOD

and

SUSAN E GARRISON

Kuhn & Kuhn, LLC
473 Savannah Hwy.
Charleston, SC 29407
(843) 577-3700 FAX (843) 577-0301
www.kuhnandkuhn.com

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Certificate of Trust

The undersigned Trustors and Trustees hereby certify the following:

1. This Certificate of Trust refers to the PRESTWOOD AND GARRISON LIVING TRUST, dated July 19, 2021, and any amendments thereto, executed by NOLAN PRESTWOOD and SUSAN E GARRISON as Trustors. Property to be titled in this trust should be transferred to NOLAN PRESTWOOD and SUSAN E GARRISON, Trustees, or their successors in trust, under the PRESTWOOD AND GARRISON LIVING TRUST, dated July 19, 2021.

2. The address of the Trustors is 183 Shadowmoss Parkway, Charleston, SC 29414.

3. The initial Trustees of the Trust are:

NOLAN PRESTWOOD and/or SUSAN E GARRISON

4. The present Trustees are:

NOLAN PRESTWOOD and/or
SUSAN E GARRISON

5. Our Trust is a grantor trust under the provisions of Sections 673-677 of the Code.

6. Our Trustees shall act unanimously when there are two trustees serving and shall act by majority decision when three or more trustees are acting.

Notwithstanding any other provisions of our Trust Agreement, if any of the following is serving as a Co-Trustee of any Trust under our Trust Agreement, such Co-Trustee may make decisions and bind our Trust in the exercise of all powers and discretion granted to the Trustees without the consent of any other Trustee:

NOLAN PRESTWOOD and/or
SUSAN E GARRISON

7. Our Trustees under our Trust Agreement are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in our Trust name. Our Trustees shall have full banking powers, including the power to open, close, or modify accounts or other banking arrangements, including, but not limited to, safe deposit boxes, savings, checking, and CD accounts. All powers of our Trustees are fully set forth in the Trustee Powers Article of our Trust Agreement.

8. Our Trust is revocable and NOLAN PRESTWOOD and SUSAN E GARRISON hold the power to revoke the Trust. Our Trust, executed on July 19, 2021, currently exists, has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification of trust to be incorrect. There have been no amendments limiting the powers of our Trustees over trust property.

Execution

We have executed our Trust Agreement on the date set forth on the first page of our Trust Agreement.

We certify that we understand our Trust Agreement and that it correctly states the terms and conditions under which our Trust Estate is to be held, managed and disposed of by our Trustees. We approve this revocable living trust in all particulars and request our Trustees to execute it.

Trustors and Trustees:

Nolan Prestwood
NOLAN PRESTWOOD

Susan E. Garrison
SUSAN E GARRISON

Witnesses:

SIGNATURE OF FIRST WITNESS

SIGNATURE OF SECOND WITNESS

Justin M Tapp
NAME OF FIRST WITNESS

Brian P. Hubacher
NAME OF SECOND WITNESS

843-577-3700
TELEPHONE NUMBER

843-577-3700
TELEPHONE NUMBER

473 Savannah Hwy.
STREET ADDRESS

473 Savannah Hwy.
STREET ADDRESS

Charleston, South Carolina 29407
CITY, STATE, ZIP

Charleston, South Carolina 29407
CITY, STATE, ZIP

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, Brian P. Hubacher do hereby certify that the above named individual(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this July 19, 2021.

(SEAL)

Notary Public for South Carolina
My Commission Expires: 12-12-2027

BRIAN P. HUBACHER
NOTARY PUBLIC
SOUTH CAROLINA
MY COMM. EXP. 12/12/2028

9. No person or entity paying money to or delivering property to our Trustees shall be required to see to its application. All persons relying on this document regarding our Trustees and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

The undersigned certify that the statements in this Certificate of Trust are true and correct and that it was executed in the County of Charleston, South Carolina, on July 19, 2021.

Trustors and Trustees:

Nolan Prestwood
NOLAN PRESTWOOD

Susan E. Garrison
SUSAN E GARRISON

Witnesses:

SIGNATURE OF FIRST WITNESS

SIGNATURE OF SECOND WITNESS

Justin M Tapp
NAME OF FIRST WITNESS

Brian P. Hubacher
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STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, Brian P. Hubacher, do hereby certify that the above named individual(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this July 19, 2021.

(SEAL)

Notary Public for South Carolina
My Commission Expires: 12-1-2028

BRIAN P. HUBACHER
MY COMM. EXP.
NOTARY PUBLIC
12/12/2028
SOUTH CAROLINA

Prepared by:
John Robert Kuhn
Kuhn & Kuhn, LLC
473 Savannah Hwy.
Charleston, SC 29407
(843) 577-3700 FAX (843) 577-0301