Grantee:
Adam M. DeFrank and
Meril M. DeFrank, Trustees of
The DeFrank Revocable Living Trust
307 Pond Drive
Gallatin, TN 37066

This Instrument Prepared By:
Brandon R. Meredith
Spencer Fane Bone McAllester
100 Bluegrass Commons Blvd.
Suite 2370
Hendersonville, TN 37075

Map & Parcel No.:
141-6-A-29.00CO

Send Tax Notice to:
Adam M. DeFrank and
Meril M. DeFrank
307 Pond Drive
Gallatin, TN 37066

Property Address:
7708 Poplar Ridge Drive
Nashville, TN 37221

QUITCLAIM DEED

For good and valuable consideration, the sufficiency of which is agreed to and accepted, the undersigned, Adam M. DeFrank and Meril M. DeFrank, husband and wife, convey and quitclaim unto Adam M. DeFrank and Meril M. DeFrank, Trustees of The DeFrank Revocable Living Trust, all right, title, and interest in and to the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Revised Section One, Poplar Ridge, of record in Plat Book 7900, Page 206, corrected in Book 8292, Page 973, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Adam M. DeFrank and Meril DeFrank, husband and wife, by Warranty Deed from Peter Sternberg, dated April 12, 2018, of record as Instrument Number 20180416-0035598, Register's Office for Davidson County, Tennessee.
>
> Property description taken from prior deed. No warranties are made.
>
> This conveyance subject to all matters of record including those specified in Warranty Deed recorded for record as Instrument Number 20180416-0035598, Register's Office for Davidson County, Tennessee.
>
> Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

Karen Johnson Davidson County
Batch# 800892 DEEDQC
02/07/2022 09:52:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220207-0013656

Witness my hand at Sumner County, Tennessee, this 27th day of January, 2022.

ADAM M. DEFRANK

Witness my hand at Sumner County, Tennessee, this 27th day of January, 2022.

MERIL M. DEFRANK

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, ADAM M. DEFRANK, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Sumner County, Tennessee, this 27th day of January, 2022.

Notary Public

My Commission Expires: 11.22.2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, MERIL M. DEFRANK, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Sumner County, Tennessee, this 27th day of January, 2022.

Notary Public

My Commission Expires: 11.22.2023

STATE OF TENNESSEE
COUNTY OF SUMNER

This instrument is exempt from any and all transfer taxes pursuant to TENN CODE ANN. § 67-4-409(a)(3)(F), and valuation unto pursuant to TENN CODE ANN. § 67-4-409(a)(5).

Affiant

Sworn to and subscribed before me this 27th day of January, 2022.

Notary Public

My Commission Expires: 11.22.2023