Prepared by: Retirement Trust, S. E. Greer, Trustee P.O. Box 60957 Nashville, TN 37206
New Owner: Southern Preservation Trust, W. M. Flum, Trustee P.O. Box 60957 Nashville, TN 37206
Send Tax bills to: Southern Preservation Trust P.O. Box 60957 Nashville, TN 37206

Map 72-13
Par 393

After recording return to:
Southern Preservation Trust
PO Box 60957
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 846450 **DEEDQC**
04/27/2022 02:07:51 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220427-0048761

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE, made this 10th day of February, 2022, between

Retirement Trust, S. E. Greer, Trustee ,

hereinafter referred to as "Grantor", and

Southern Preservation Trust, W. M. Flum, Trustee,

hereinafter referred to as "Grantee" (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto said Grantee:

See Exhibit 'A'

the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed, and delivered in the presence of:

_____ (Seal)
Witness

_____ (Seal)
Grantor: Retirement Trust, S. E. Greer, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. E. Greer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of the Retirement Trust, dated 12/23/2015, S. E. Greer, Trustor, and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 10th day of Feb., 2022.

Notary Public
My Commission expires: 01.08.2024

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

© 1992-2017 Trust Associates – All Rights Reserved (Rev. 11/17) – Form BSH-1514-S

Exhibit 'A'

Legal Description of Property

Land in Davidson County, Tennessee, being part of Lot No. 2 on the plan of A.H. Robinson's Subdivision of Lots 28 and 29 and part of Lot 30 called Brownsville Addition, of record in Book 57, page 1, Register's Office for said County, described as follows:

Beginning on the easterly margin of Gallatin Pike at the Southwest corner of the property conveyed to W. S. Gore by deed from Draper D. Martin and wife, of record in Book 754, page 655, said Register's Office; thence with Gore's southerly line eastwardly 214 feet, more or less, to the westerly margin of a private alley; thence with said alley southwardly 46 feet more or less, to a point 109.5 feet North of the northerly margin of Straightway Avenue, formerly Main Street; thence westwardly 222 feet, more or less, to the easterly margin of Gallatin Pike; thence with said Pike North 46, more or less, to the beginning.

Being the same property conveyed to Darrell L. West, Trustee, by Quitclaim Deed from Rosemarie C. Flum, which Quitclaim Deed is being recorded simultaneously herewith at Book 1092, page 337, Register's Office for Davidson County, Tennessee.

Source of Title: Book 10052
Page 389

Being the same property conveyed to Retirement Trust, S. E. Greer, trustee, by Warranty Deed from Rosemarie C. Flum and William M. Flum, dated March 28th, 2017, instrument number 20170328-0030250, Registers Office for Davidson County, Tennessee.

© 1992-2017 Trust Associates – All Rights Reserved (Rev. 11/17) – Form BSH-1514-S

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration (or value, whichever is greater) for this transfer is $ 0.00.

AFFIANT – Retirement Trust, S. E. Greer, as Trustee

STATE OF TENNESSEE

DAVIDSON COUNTY

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Suzanne Greer the bargainers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville Tennessee, this 10th day of Feb., 2022

Com. Exp. 01·08·2024 Notary Public Kellie Hurst

KELLIE HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATION OF TRUST

On May 7, 2020 an irrevocable spendthrift trust named **SOUTHERN PRESERVATION TRUST** was formed by its Settlor, Robert J.J. Gaudio. The authorized TRUSTEE is:

Authorized Trustee: William Flum

Address of Trustee: P.O. Box 60957
Nashville, TN 37206

This Certification of Trust is provided in compliance with Section 1.02 of the Trust which provides:

"From time to time, third parties may require documentation to verify the existence of this Agreement, or particular provisions of it, such as the name or names of the Trustee or the powers
held by the Trustee(s). To protect the confidentiality of this Agreement the Trustee(s) may use an affidavit or a certification of trust that identifies the Trustee(s) and sets forth the authority of the Trustee(s) to transact business on behalf of the Trust... A third party may rely upon an affidavit or certification of the Trust that is signed by the Trustee(s) with respect to the representations contained in the affidavit or certification of Trust. A third party relying upon an affidavit or certification of Trust shall be exonerated from any liability for actions he or she takes or fails to take in reliance upon the representations contained in the affidavit or certification of Trust. A third party dealing with the Trustee(s) shall not be required to inquire into the terms of this agreement or the authority of the Trustee (s)..."

Pursuant to Section 5.01 of the Trust Agreement the Trustee has absolute power "To do all such acts, take all such proceedings and exercise all such rights and privileges in the management of the Trust Estate as if he were the absolute owner thereof, including, without limit[ation]:" Power of Sale, Power to Purchase Real, Personal or Intangible Property, Power to Lease, Power To Loan and Invest, Power to Manage Securities, Power to Manage Securities, Power to Hold Securities in the Name of a Nominee, Power to Insure, Power to Borrow Money and Hypothecate Trust Assets and Power to Conduct Banking Activities, Open Checking and Savings Accounts, Establish Trust Accounts, Escrow
Accounts, Write checks, Notes and Drafts.

IN WITNESS WHEREOF the Trustee of Southern J. Grant Preservation, have hereunto set authority by its hand and seal this 13 day of May, 2020.

AUTHORIZED TRUSTEE:

William Flum

By: William Flum

THE STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned authority, on this day personally appeared, William Flum through a valid form of identification, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of May, 2020.

(Seal)

Notary Public in and for

The State of TN

My Commission Expires: 01/04/2021

