Karen Johnson Davidson County
Batch# 854226 DEEDQC
05/12/2022 11:40:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220512-0054753

EXEMPT FROM TRANSFER TAX:

The True and Actual Consideration Paid for this Transfer, Stated in Terms of Dollars, is -0-.

Transfer to Present Owners' Revocable Trust who is the beneficiary of the Trust or back to original owner and is exempt under TCA 67-4-409(a)(3)(F).

No oath of value shall be required in any transaction that is exempt from tax. TCA 67-4-409(a)(5)

Prepared by parties to this instrument:
J. Scott Hedges and Mary E. Hedges
5552 Traceside Drive
Nashville, TN 37221 (615) 418-3203

When recorded, mail this to:
JASON SCOTT HEDGES and
MARY EVELYN HEDGES, TRUSTEES
5552 TRACESIDE DRIVE
NASHVILLE, TN 37221

Owner/Person responsible for payment of taxes is, and mail tax statements to:
JASON SCOTT HEDGES and
MARY EVELYN HEDGES, TRUSTEES
5552 TRACESIDE DRIVE
NASHVILLE, TN 37221

QUITCLAIM DEED

GRANTORS, J. SCOTT HEDGES and spouse, MARY E. HEDGES, whose mailing address is 5552 Traceside Drive, Nashville, TN 37221, of Davidson County in the State of Tennessee, the undersigned Grantors, for **NO CONSIDERATION**, do hereby remise, release and forever quitclaim to

GRANTEES, JASON SCOTT HEDGES and MARY EVELYN HEDGES, as TRUSTEES of THE HEDGES FAMILY LIVING TRUST dated May 5th, **20**22, whose mailing address is 5552 Traceside Drive, Nashville, TN 37221,

the following described real property in the County of **DAVIDSON**, State of **TENNESSEE**:

LAND in Davidson County, Tennessee, being Lot No. 341 on the Plan of A resubdivision of Traceside, Section One of record in Plat Book 7900, Page 946, Register's Office for said County.

SAID Lot no. 341 fronts 65.00 feet on the southerly margin of Traceside Drive and extends back 120.00 feet on the easterly line and 120.00 feet on the westerly line to a dead line in the rear, measuring 88.49 feet thereon.

Map & Parcel No. 155 16 0A 028.00

The address of such real estate is commonly known as: 5552 Traceside Drive, Nashville, Tennessee

Being the same property previously identified as Tax Map-Parcel Nos. 055-16-A-28-CO 09D 82661, in that deed recorded August 12, 1998, Identification Reference 0474226, Book 11063, Page 513, records of Davidson County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property, including but not limited to The Plan, with Owner's Certificate, of record

in Plat Book 7900, Page 946, said Register's Office, which Plan shows a 15 foot N.E.S. easement along the northerly front line(s) of said lot, and a 25 foot storm drainage easement along the easterly side line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, Page 493, Book 9677, Page 675, and by laws in Book 9668, Page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C. dated August 3, 1998 discloses that the concrete drive encroaches the 15' N.E.S. Easement; Dedication of Landscape, Drainage and Public Utility Easement across the rear of subject property of record in Book 9667, Page 848, said Register's Office and rerecorded in Book 9669, Page 572, said Register's Office.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

IN WITNESS WHEREOF, Grantors have executed this deed this 5th day of May, 20 22.

J. Scott Hedges
J. SCOTT HEDGES

Mary E. Hedges
MARY E. HEDGES

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5 day of May, 20 22, before me personally appeared J. SCOTT HEDGES and MARY E. HEDGES, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's/persons' free act and deed.

Seal

JAMIE SEABORN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 5, 2025

Jamie Seaborn Carter
Signature of Notary Public

My commission expires: May 5, 2025