Karen Johnson Davidson County
Batch# 884399 DEEDQC
07/06/2022 09:14:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220706-0077706

THIS INSTRUMENT PREPARED BY:

Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, TENN 37205
(615) 457.2931

This instrument has been prepared, based solely on information provided by the parties, without any title examination being made, or opinion of title, nor any additional title insurance being issued. As such, the parties hold the Preparer harmless from any and all related claims or liability, pursuant to law.

NEW OWNER:	SEND TAX BILLS TO:	TAX MAP & PARCEL:
William E. Holt and Nancy J. Holt, Trustees of the William and Nancy Holt Living Trust, dated June 29, 2022 1601 Wildlife Trail Kingston Springs, TN 37082	NEW OWNER	155 08 0C 004.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of TEN DOLLARS ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM E. HOLT and wife, NANCY J. HOLT ("Grantors," collectively herein), for the purpose of transferring their entire ownership interest in the subject real property to a revocable *Inter Vivos* Trust (a "living trust") established by them, do hereby remise, release, transfer, convey, and quitclaim unto WILLIAM E. HOLT AND NANCY J. HOLT, TRUSTEES OF THE WILLIAM AND NANCY HOLT LIVING TRUST, DATED June 29, 2022 ("Grantee," collectively herein), as from time to time amended or restated, and to such Grantee's successors in trust, with a full power to sell, transfer, mortgage, encumber, and convey without the signature of any trust beneficiary, and to said Grantee's assigns, all of the Grantors' right, title and interest in and to certain real property, situated in Davidson County, Tennessee, more particularly described as follows:

> BEING land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Poplar Creek Estates, PHASE 2, as shown on plat as of record in Plat Book 6900, Pages 339 through 347 and Amendment and change of Survey Monumentation recorded in Book 7900, Page 888 and 889, Register's Office for said County, to which plat reference is hereby made for a more accurate legal description.
>
> BEING improved real property commonly known as: 6608 Autumnwood Drive
> Nashville, TN 37221

AND BEING the same property conveyed to William E. Holt and wife, Nancy J. Holt by warranty deed, dated May 13, 2021, from Charles T. Ogle and Noel E. Ogle, recorded on May 14, 2021 as Instrument No. 20210514-0065152, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to all limitations, restrictions, restrictive covenants, easements, conditions, and encumbrances, as well as all items set out on any applicable plat of record, and all other matters of record which may affect the premises.

No survey was performed for this transaction. No new legal description was prepared for this transfer, the above legal description being the same as which appear in previous instruments of record.

THIS CONVEYANCE to the Trustees is made in accordance with, and is intended to comply with and to benefit from, the provisions of Tenn. Code Ann. § 35-15-510 which provide for continuing immunity from creditors as to tenants-by-the-entirety property conveyed to trust, by husband and wife.

WITNESS OUR HANDS as of this 29 day of June, 2022.

William E. Holt, GRANTOR

Nancy J. Holt, GRANTOR

CHARLES B. GRIFFITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the above-named bargainers, WILLIAM E. HOLT and wife, NANCY J. HOLT, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, did acknowledge that they did each execute the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 29 day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 7-9-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00). Furthermore, this transfer by quitclaim is exempt from the requirements of Tennessee recording transfer tax, pursuant to TCA § 67-4-409.

AFFIANT

CHARLES B. GRIFFITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sworn to and subscribed before me,
as of this 29 day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 7-9-2022