This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 906815 DEEDQC
08/23/2022 03:21:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220823-0095309

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Tomoko Lederer-Morihisa, Trustee Lederer-Morihisa Revocable Living Trust dated March 1, 2022 325 Forrest Valley Drive Nashville, TN 37209	SAME	Map 128-2 Parcel 3

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Rachel Morihisa
AFFIANT

KORTNIE B TOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2026

Sworn to and subscribed before me this 23 day of August, 2022.

Kortnie B Toth
Notary Public

My Commission Expires: 5/8/26

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, TOMOKO LEDERER-MORIHISA, Trustee of the MYCHAEL LEDERER-MORIHISA TRUST, dated September 28, 2015, the appointment for which is evidenced by the attached Certificate of Trust, listed as **EXHIBIT A**, do hereby transfer and convey any and all interest owned by the Trust and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT B**, which is attached hereto and made a part hereof, to TOMOKO LEDERER-MORIHISA, Trustee of the LEDERER-MORIHISA REVOCABLE LIVING TRUST, dated March 1, 2022.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[SIGNATURES FOLLOW ON NEXT PAGE.]

WITNESS MY HAND this 23 day of August 2022.

MYCHAEL LEDERER-MORIHISA TRUST, dated September 28, 2015

By: _____
TOMOKO LEDERER-MORIHISA, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TOMOKO LEDERER-MORIHISA, with whom I am personally acquainted, and who supplied a Certificate of Trust that she is Trustee of the MYCHAEL LEDERER-MORIHISA TRUST, dated September 28, 2015, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, 23 day of August, 2022.

Kortnie B. Toth
NOTARY PUBLIC

My Commission Expires: 5/9/26

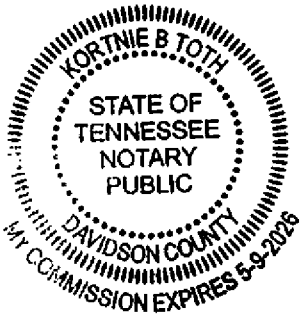


Exhibit B

Property Description

Said property is described to wit:

> Being Lot No. 36 on the Plan of Thousand Oakes Estates, as of record in Book 3700, page 83, Register's Office for Davidson County, Tennessee and more particularly described as follows:
>
> Said Lot No. 36 fronts 177.28 feet on the westerly side of Forrest Valley Drive and runs back between lines measuring 171.79 feet on the northerly line and 262.5 feet, more or less, on the southerly line to a dead line in the rear upon which it measures 220.0 feet.

Being the same property conveyed to Mychael Lederer-Morihisa, Trustee of the Mychael Lederer-Morihisa Trust, dated September 28, 2015, from the Ronald D. Lederer Revocable Living Trust, dated July 29, 2015, by Quitclaim Deed of record in Instrument Number 20160907-0093772, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all ordinances, limitations, restrictions, easements and right-of-ways of record.

This is improved property known as 325 Forrest Valley Drive, Nashville, Tennessee 37209.

Exhibit A

Certificate of Trust

The undersigned Trustee hereby certifies the following:

1. This Certificate of Trust refers to the MYCHAEL LEDERER-MORIHISA TRUST, dated September 28, 2015 (the "Trust").

2. The current address of the Trust is: 325 Forrest Valley Drive
Nashville, Tennessee 37209

3. The initial Trustmaker and Trustee of the Trust was: Ronald D. Lederer

4. Ronald D. Lederer, the initial Trustmaker and Trustee, passed away on September 28, 2015. Pursuant to Article Three of the Trust, MYCHAEL LEDERER-MORIHISA was appointed as the successor Trustee.

5. MYCHAEL LEDERER-MORIHISA passed away June 5, 2022. Pursuant to Section 3.03(b) of the Trust and that certain Designation of Successor Trustee executed by MYCHAEL LEDERER-MORIHISA on March 1, 2022, TOMOKO LEDERER-MORIHISA was appointed as the successor Trustee.

6. The Trust is currently in full force and effect and the name of the currently acting Trustee of the Trust is TOMOKO LEDERER-MORIHISA. No successor to TOMOKO LEDERER-MORIHISA is named.

7. The Trustee may exercise, without prior approval from any court, all the powers conferred by the trust agreement and any powers conferred by law, including, without limitation, those powers set forth in Section 35-50-110 and Section 35-15-815, Tennessee Code Annotated. The Trustee is authorized to employ attorneys, accountants, registered investment advisors, specialists and such other agents as the Trustee shall deem necessary or desirable. The Trustee shall have the authority to appoint an investment manager or managers to manage all or any part of the assets of the Trust, and to delegate investment discretions to said manager or managers.

8. The trust is an irrevocable trust.

9. A third party may rely on the authority of one or more successor Trustees upon the representation of the successor Trustee of proof of the removal or resignation of the Trustee or a physician's statement regarding the disability of the current Trustee.

10. Assets owned by the trust should be titled in the name of the trust as provided in Paragraph One of this Certificate of Trust.

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11. The undersigned Trustees state that, to the best of the Trustee's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations in this Certificate of Trust to be incorrect.

12. The trust authorizes you to accept orders and other instructions from the currently acting Trustee and indemnifies and holds you harmless from any liability for effecting transactions at the request of any Trustee.

13. All other trust provisions are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustees.

14. The undersigned Affiant is currently the acting Trustee of the trust and declares that the foregoing statements and any attached exhibits are true and correct, under penalty of perjury.

15. This Certificate of Trust is dated August 23, 2022.

TOMOKO LEDERER-MORIHISA, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, on this 23 day of August, 2022, the within named TOMOKO LEDERER-MORIHISA who acknowledged that she, as Trustee of the MYCHAEL LEDERER-MORIHISA TRUST, dated September 28, 2015, and as its act and deed, executed the above and foregoing instrument, after first having been duly authorized by said Trust so to do.

Kortnie B. Toth
Notary Public

My Commission Expires: 5/9/26

KORTNIE B TOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

This Instrument Prepared By:
Eric J. Scott, Esq.
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, Tennessee 37027
(615) 933-7636

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 23, 2022 (date of document).

James M. Adcox III
Signature

8/23/22
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of August, 2022.

Rachel Schow
Notary Public
My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026