This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 922777 DEEDQC
09/28/2022 11:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220928-0107225

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
H and A Cottontop Tennessee Investment Services Trust 606 Clifton Drive Goodlettsville, TN 37072	**053-16-0-059.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALICE FAYE HUFFINES** ("Grantor") does hereby transfer, release, relinquish, quitclaim and convey unto the **TRUSTEES OF THE H AND A COTTONTOP TENNESSEE INVESTMENT SERVICES TRUST DATED JUNE 21, 2021** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

See Exhibit A, attached and incorporated herein.

This is improved property known as 3804 Old Hickory Blvd., Old Hickory, Davidson County, Tennessee 37138.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

In witness whereof, Grantor has caused this instrument to be dated and effective this 2nd day of September, 2022.

GRANTOR:

Alice Faye Huffines

ALICE FAYE HUFFINES

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ALICE FAYE HUFFINES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of September 2022.

Notary Public Caroline Huffines
My Commission Expires: April 23, 2025

CAROLINE HUFFINES STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Robertson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 2nd day of September 2022.

CAROLINE HUFFINES STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC Caroline Huffines

My Commission Expires: April 23, 2025

EXHIBIT A

Being the easterly 50 feet of the southerly 250 feet of the westerly 1/2 of Lot No. 17 and westerly 25 feet of the southerly 270 feet of the easterly ½ of Lot No. 17, on the Map of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, 150 feet west of the common corner of Lot Nos. 16 and 17 on said plan; thence at right angles to Old Hickory Boulevard, northerly 270 feet; thence at right angles westerly 75 feet to the northeast corner of part of Lot No. 17 conveyed to Robert Vale Adams and wife by Deed of record in Book 1151, Page 438, Register's Office for Davidson County, Tennessee aforesaid; thence southerly along Adams' easterly line, 270 feet to the northerly margin of Old Hickory Boulevard; thence along the northerly margin of said Boulevard easterly 75 feet to the point of beginning.

Being the same property conveyed to Malcom Huffines and wife, Mazell Huffines from Charles Brown and wife, Beatrice Brown, of record in Book 1345, Page 354, Register's Office for Davidson County, Tennessee. Mazell Huffines having predeceased Malcom Huffines with her interest therefore vesting in him. Malcom Huffines died testate on the 22nd day of April 2001, a resident of Davidson County, Tennessee, with his Last Will and Testament, naming Harry Dewayne Huffines and Bobby Clay Huffines as his sole beneficiaries, and being admitted to probate in the Probate Court of Davidson County, Tennessee on February 26, 2002, Docket No. 02P-247.

Being the same property whereby a one-half (1/2) interest in said property was conveyed to Harry D. Huffines and Alice Faye Huffines by Quitclaim Deed of record in Instrument No. 20020325-0036086. Harry Dewayne Huffines having predeceased Alice Faye Huffines with his interest therefore vesting in her.

Further, being the same property whereby a one-half (1/2) interest in said property was conveyed to Harry Dewayne Huffines by Quitclaim Deed from Bobby Clay Huffines of record as Instrument No. 20020725-0089157, Register's Office of Davidson County, Tennessee. Henry Dewayne Huffines died on November 28, 2004, with said one-half (1/2) interest being devised to Alice F. Huffines pursuant to the terms of his Will, probated in the Chancery Court of Davidson County, State of Tennessee, Case No. 09P-1134, with an Affidavit of Inheritance related thereto

of record as Instrument No. 20220922-0105571, Register's Office of Davidson County, Tennessee.

1" = 1' NSH 2201313.3 " " NSH 2201313.3

CERTIFICATE OF AUTHENTICITY

I, Abena Echternach 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 September 1, 2022 (date of document).

Affiant Signature

9/22/2022
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of September, 2022

Notary's Signature

My Commission Expires: 01-11-2026.

NOAH R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY