Karen Johnson Davidson County
Batch# 936980 DEEDQC
11/02/2022 01:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221102-0118450

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Cardwell White Properties LLC
1745 Surrey Drive
Brentwood, TN 37027

Send Tax Bills To:
same

Map/Parcel Number:
093 11 0 168.00

WHEREAS, Charles E. Cardwell (the "Decedent"), Grantor and Trustee of the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013 (the "Trust"), died on May 13, 2019; and

WHEREAS, pursuant to the terms of the Trust, Christie Cardwell White and Charles Jeffrey Cardwell succeeded the Decedent as Co-Trustees (the "Co-Trustees") of the Trust upon the Decedent's death; and

WHEREAS, the Decedent's spouse, Anna Marie Dorris Cardwell, predeceased the Decedent, having died on March 1, 2019; and

WHEREAS, the Decedent's children, Christie Cardwell White and Charles Jeffrey Cardwell, individually, are the equal beneficiaries (the "Beneficiaries") of the Trust upon the death of the Decedent; and

WHEREAS, the Beneficiaries each are members of Cardwell White Properties LLC, a Tennessee Limited Liability Company; and

WHEREAS, the Co-Trustees of the Trust, and the Beneficiaries have entered into that certain Trust Distribution Agreement dated November 2, 2022 (the "Distribution Agreement") to distribute real property owned by the Trust to Cardwell White Properties LLC; and

WHEREAS, Christie Cardwell White and Charles Jeffrey Cardwell, individually, join in this deed to acknowledge that the Trust, and that they as individual Beneficiaries of the Trust, retain no ownership in the Property as the residuary beneficiaries of the Trust, either by law or under the terms of the Trust; and

WHEREAS, the Co-Trustees desire to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the property in accordance with the terms of the Trust and the Distribution Agreement.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Christie Cardwell White and Charles Jeffrey Cardwell, as Co-Trustees of the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013 (hereinafter referred to as the "Grantor"), do hereby quitclaim,

transfer and convey all of the Trust's right, title and interest in and to the following described property to Cardwell White Properties LLC (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Lot No. 4 on the Plan of Alloway Brothers Subdivision of certain Lots in Rutledge Addition to Nashville, of Record in Book 421, page 192, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Highland Street, at the corner of Lots No. 3 and 4; thence with this said street, eastwardly 44 feet to the corner of Lots No. 4 and 5; thence with a line between said lots, southwardly 125 feet; thence westwardly 27 feet to the eastwardly margin of an alley; thence with said alley, northwardly 15 feet to a corner of said alley, thence with a northwardly margin of said alley, westwardly 17 feet to the corner of Lots No. 3 and 4; thence, with the line between said lots, northwardly 110 feet to the beginning.

Being the same property conveyed to Charles E. Cardwell, Trustee, under the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013, by Quitclaim Deed from Charles Cardwell and Marie Cardwell, as husband and wife, of record at Instrument No. 20150209-011837, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 105 Lea Avenue, Nashville, Tennessee 37210.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Trustees have executed this instrument this 2nd day of November, 2022.

GRANTOR:

Revocable Trust Agreement of Charles E. Cardwell
dated December 30, 2013

By:_____
Christie Cardwell White, Co-Trustee

By:_____
Charles Jeffrey Cardwell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Christie Cardwell White, who upon oath acknowledged that she is the Co-Trustee of the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of November, 2022.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Charles Jeffrey Cardwell, who upon oath acknowledged that he is the Co-Trustee of the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of November, 2022.

Notary Public

My Commission Expires: March 3, 2026

(Remainder of page intentionally left blank.)

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

Christie Cardwell White, individually, as a beneficiary of the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christie Cardwell White, beneficiary of the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of November, 2022.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WINZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

Charles Jeffrey Cardwell, individually, as a beneficiary of the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles Jeffrey Cardwell, beneficiary of the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of November, 2022.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WINZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The transfer of the Property from the Revocable Trust Agreement of Charles E. Cardwell, dated December 30, 2013 to Christie Cardwell White and Charles Jeffrey Cardwell, individually, is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(1)(C)(vii). The actual consideration for the transfer of the fifty percent (50%) interests of each Christie Cardwell White and Charles Jeffrey Cardwell to Cardwell White Properties LLC is zero dollars ($0.00).

Christie Cardwell White, Affiant

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

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 November 2, 2022.

Carolyn S. Wenzel

11/2/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of November, 2022.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expir
March 06, 2024
STATE OF TENNESS

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