STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration for this transfer is $0.00.

Janet Lassiter
Affiant

Subscribed and sworn to before me, this 28th day of October, 2022.

Paul W Koch
NOTARY PUBLIC

My commission expires: 12-17-25

PAUL W KOCH
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
My Commission Expires 12-17-2025

Karen Johnson Davidson County
Batch# 939950 DEEDQC
11/10/2022 10:51:27 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20221110-0120563

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER, ESQ.
54 Wyn Oak
Nashville, TN 37205

ADDRESS NEW OWNERS:
Janet E. Lassiter, Trustee
1819 Neelys Bend Road
Madison, TN 37116

SEND TAX BILL TO:
Same:

PARCEL ID:
06300007900

QUITCLAIM DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kelly Deane Menees, Janet Elaine Lassiter, and Mark William Menees, all Co-Successor Trustees of the Menees Family Trust,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Janet E. Lassiter, Trustee** of the **Janet E. Lassiter Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, the interest in a certain tract or parcel of land situated in the Eleventh (11th) Civil District of Davidson County, Tennessee, more particularly described as follows:

See EXHIBIT "A"

Being the same property conveyed to John W. Menees, and wife, Nancy R. Menees, and wife, Nancy R. Menees, Trustee of the Menees Family Trust, by deed of record under Instrument Number: 20080730-0077778, Register's Office for Davidson County, Tennessee. John W. Menees died in November 26, 2017, and Nancy R, Menees died on August 5, 2021, leaving Mark William Menees, Janet Elaine Lassiter, and Kelly Deane Menees as Co- Successor Trustees of the Menees Family Trust.

This is improved property known as 1819 Neelys Bend Road, Madison, Tennessee.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record.

WITNESS my hand this 28th day of October, 2022.

Kelly Deane Menees, Successor Trustee

PAUL W KOCH
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
My Commission Expires 12-17-2025

STATE OF TENNESSEE)
)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelly Deane Menees, Successor Trustee**, 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 official seal at Madison, Tennessee, this 28th day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 12-17-25

WITNESS my hand this 28th day of October, 2022.

Janet Elaine Lassiter

Janet Elaine Lassiter, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet Elaine Lassiter, Successor Trustee**, 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 official seal at Davidson, Tennessee, this 28th day of October, 2022.

Paul W Koch

NOTARY PUBLIC

My Commission Expires: 12-17-25

PAUL W KOCH
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
My Commission Expires 12-17-2025

WITNESS my hand this 31 day of October, 2021.

Mark William Menees

Mark William Menees, Successor Trustee

STATE OF NORTH CAROLINA)
)
COUNTY OF Alamance)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark William Menees, Successor Trustee**, 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 official seal at Burlington, North Carolina this 31 day of October, 2022.

Rachel E Walston

NOTARY PUBLIC

My Commission Expires: 8/30/2028

Rachel E Walston Notary Public Alamance County, NC

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.

BEGINNING at a point located in the easterly right-of-way line of Neelys Bend Road, said point being the northwesterly corner of property conveyed to Mary Sue Menees by instrument of record in will book 3577, R.O.D.C., and being the southwesterly corner of the herein described tract, THENCE, with the easterly right-of-way line of Neelys Bend Road N 16°21'12" W, 270.92 feet to an existing iron pin, THENCE, continuing with a curve to the right 160.82 feet, said curve having a central angle of 1°36'55", a radius of 5,704.58 feet, and a chord of N 15°32'45" W, 160.82 feet to a point, THENCE, N 75°15'43" E, 5.00 feet to a point, THENCE, continuing with a curve to the right 198.95 feet, said curve having a central angle of 2°00'00", a radius of 5,699.58 feet, and a chord of N 13°44'17" W, 198.94 feet to a point, THENCE, S 77°15'43" W, 5.00 feet to a point, THENCE, continuing with a curve to the right 60.58 feet said curve having a central angle of 0°36'30" a radius of 5704.58 feet, and a chord of N 12°26'02" W, 60.58 feet to an iron rod, THENCE, leaving said right-of-way line with a new line and severing the John William Menees lands N 89°47'35" E, 384.29 feet to an iron rod, THENCE, leaving said line with the westerly line of the Brenda B. Rector property (instr.no. 20050516_0054768, R.O.D.C.) S 7°00'00" E, 639.71 feet to an existing iron pin, THENCE, leaving said westerly line with the northerly line of the aforementioned Mary Sue Menees property (will book 3577, R.O.D.C.) N 83°47'11" W, 77.77 feet to an existing iron pin, THENCE, continuing S 78°20'39" W, 209.55 feet to an existing iron pin located in the easterly right-of-way line of Neelys Bend Road and the point of beginning, and containing 219,085 square feet or 5.03 acres, the same more or less, according to a copy of a survey made by Benny M. Cantrell, Tennessee RLS 1638,

EXHIBIT "A"