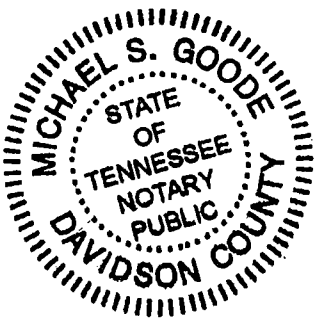
THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00.

AFFIANT
Subscribed and sworn to before me November 18, 2022.
Notary Public
My Commission Expires: 5/9/23

Address New Owner (s) as follows:
Jason Ridgel, Trustee of the Jason Ridgel Revocable Trust
810 Dominican Dr.
Nashville TN 37228

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Same

Map-Parcel Numbers

061 11 0 028.00

Karen Johnson Davidson County
Batch# 943074 **DEEDQC**
11/18/2022 03:46:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20221118-0122841

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **JASON RIDGEL** (the "Grantor") does hereby quitclaim and convey unto **JASON RIDGEL AS TRUSTEE OF THE JASON RIDGEL REVOCABLE TRUST DATED AUGUST 11, 2021** (the "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This Trust ("The Jason Ridgel Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. This conveyance is to a trust established and qualified under T.C.A. § 35-15-510. The Trustee and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

The Property is improved property known as 908 Matthews Avenue, Nashville, Tennessee 37211. The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS AND DAMAGES RESULTING THEREFROM.

Witness my hand this 18th day of November, 2022.

Jason Ridgel

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me MICHAEL S. GOODE, a Notary Public of said County and State, JASON RIDGEL, 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 18th day of November 2022.

NOTARY PUBLIC

My Commission Expires: 5/19/23

MICHAEL S. GOODE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Curley Manor Subdivision of record in Book 1835, Page 73, Register's Office for said County described as follows:

Beginning at a point on the southerly margin of Matthews Street; thence East along the South margin of Matthews Street 80 feet to a point; thence South 147.6 feet to a point; thence West 63 feet to a point; thence South 152.8 feet to the point of beginning.

Being the same property conveyed to Jason Ridgel by Quitclaim Deed dated February 26, 2016, from Latonya Bell and Regina Harris of record in Instrument Number 20160226-0018516, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.