Karen Johnson Davidson County
Batch# 953515 DEEDQC
12/20/2022 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221220-0131486

QUITCLAIM DEED

This document is prepared by Katie L. Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

FROM: Roderick and Michele Frazier, a married couple.

TO: Roderick and Michele Frazier, Trustees of the RMF Living Trust dated August 30, 2022, and any amendments thereto

MAP/PARCEL NUMBER: 026-00-0-163

Name and Address of Property Owner: Roderick and Michele Frazier
108 Bella Vista Drive
Goodlettsville, TN 37027

Send Tax Bills To: (SAME)

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

The Actual Consideration for this transfer is: No Monetary Consideration

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this date: Sept 23 2022

Notary Public

My Commission Expires: 04/19/2025

We hereby QUITCLAIM to Roderick and Michele Frazier, Trustee, or his successors in interest, of the RMF Living Trust dated August 30, 2022, and any amendments thereto, all my interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee, being Lot 2 on the Final Plat, Revision One, Northcreek Commons, Section Nine, of record as Instrument No. 20030818-0119192, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas M. McCullough, by deed from North Creek Associates, LTC., LCC, L.P., A Tennessee limited partnership, of record as Instrument No. 20030606-0078555, dated June 6, 2003, said Register's Office.

Being the same property conveyed to Roderick Frazier and wife, Michele Ivey Frazier, by deed from Thomas M. McCullough, an individual, of record as Instrument No. 20111121-0090949, dated November 18, 2011, said Register's Office.

This conveyance subject to the following:

1. Matters shown on the Plan of record in Plat Book 9700, page 32, and as Instrument No. 20030818-0119 I 92, said Register's Office.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7118, page 938, as amended in Book 7245, page 958, Book 8195, page 337, and Book 9780, page 183, Register's Office for said County.

3. Agreement for Dedication of Public Utilities Easement of record in Book 10079, page 272, said Register's Office.

4. Deed of Easement(s) of record in Book 6603, page 940, and Book 6603, page 945, said Register's Office.

5. Easement(s) of record m Book 11288, page 703, and Book 11288, page 705, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

7. Rights of tenants under any unrecorded leases.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 309 Northcreek Boulevard, Goodlettsville, TN 37072.

Note 1: The Grantor and the Grantee are the same person.
Note 2: It is the intention of the Grantor by this deed to transfer ownership of the herein described property to the grantees in order to place said property into a Revocable Inter-vivos ("Living") Trust.

Witness my hand on the 23 day of Sept 2022.

GRANTOR: Roderick V. Frazier

GRANTOR: Michele I. Frazier

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Katie L Clark, a Notary Public in and for said County and State, the within named Roderick V. Frazier, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on Sept 23 2022.

Notary Public

My Commission Expires: 04/19/2025

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Misty Dickmeyer, do hereby make an 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 09/23/2022.

Name: Misty Dickmeyer

Title: Company Admin

Date 12/20/2022

STATE OF Tennessee

COUNTY OF Rutherford

Sworn to and subscribed before me on 12/20/2022.



Notary Public: Kathryn L. Clark

My Commission Expires: 04/19/2025

Prepared by: The Law Offices of Charles R. Frazier
5258 Murfreesboro Road, LaVergne, TN 37086
(615) 267-0125