Karen Johnson Davidson County
Batch# 953515 DEEDQC
12/20/2022 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221220-0131487

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: 25-12-4

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 the 10th Civil district, formerly the 20th Civil District, of Davidson County described as follows, to-wit:

Being Lot No. 4 on the plan of the Subdivision of part of the Lily Bell Farm, near Goodlettsville, not of record, described according to a survey made by S. M. McMurray, Engineering Company, July 1, 1940, as follows:

Beginning on the westerly margin of the Dickerson Pike, at a point 100 feet south of the southeast corner of the property conveyed to Ben B. Cunningham and wife, by deed from Lily C. Bell, of record in Book 1058, page 511, Register's Office for said County, said point being the corner of Lots Nos. 3 and 4; thence with the line between said two lots north 77°40' West 891.3 feet, more or less, to a stake: thence South 18° 55' West 100 feet to a stake at the corner of Lots Nos. 4 and 5; thence with the line between said two lots South 77°40' East 890.3 feet, more or less, to a stake in the westerly margin of the Dickerson Pike; thence with said pike, northwardly 100 feet to the beginning, containing 2 acres, more or less.

BEING the same property conveyed to Marvin F. Hitt from Marion R. Hitt and Eleanor Rosson Hitt, by Quit Claim Deed dated June 10, 1992, in Book 8649, Page 431, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Roderick V. Frazier and wife, Michele Ivey Frazier by Deed from Marvin F. Hitt in Instrument No. 20161108-0118007, in the Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 709 North Dickerson Road, Goodlettsville, TN 37072.

Note 1: The Grantors and the Grantees are the same person.
Note 2: It is the intention of the Grantors 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 and Michele Frazier, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainors 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