This Document Prepared By:

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Karen Johnson Davidson County
Batch# 956952 DEEDQC
01/03/2023 08:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230103-0000009

After Recording, Return and Mail Tax Statements To:

Edward Decker and Jocelyn Decker, as co-Trustees
760 Harpeth Bend Drive
Nashville, Tennessee 37221

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, EDWARD DECKER and JOCELYN DECKER, husband and wife, the GRANTORS,

Whose mailing address is 760 Harpeth Bend Drive, Nashville, Tennessee 37221;

hereby convey and quitclaim to

EDWARD DECKER and JOCELYN DECKER, as co-Trustees of the DECKER LIVING TRUST, dated July 1, 2022, the GRANTEE,

Whose mailing address is 760 Harpeth Bend Drive, Nashville, Tennessee 37221;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee:**

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 760 Harpeth Bend Drive, Nashville, Tennessee 37221.

Assessor's Parcel Number: 156-02-0-057.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 1st day of July, 2022.

EDWARD DECKER **JOCELYN DECKER**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, EDWARD DECKER and JOCELYN DECKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 1st day of July, 2022.



NOTARY PUBLIC

My commission expires: 5/5/25

AFFIDAVIT

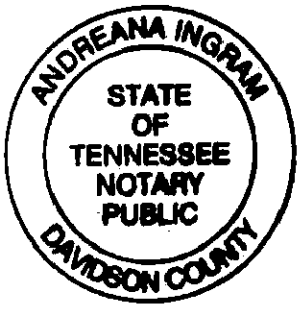
I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of July, 2022.



NOTARY PUBLIC

My commission expires: 5/5/25

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 368 on the Plan of Section III, Harpeth Valley Park, as of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 368 fronts 80 feet on the Westerly side of Harpeth Bend Drive, and Extends back between parallel lines, 197 feet to a dead line.

Being the same property conveyed to Edward Decker and Jocelyn Decker, husband and wife by Warranty deed from Joyce R. Payne, unmarried of record in Book 5219, page 655, Register's Office for Davidson County, Tennessee, dated March 2, 2020 and recorded on March 4, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 15, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4237, Page 179, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 760 Harpeth Bend Drive Nashville Tennessee 37221

Certificate of Authority

I, Ryan Peacock, do 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 August 31, 2022.

Affiant Signature

8.31.22
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of August, 2022.

Notary Signature

TAYLOR EZELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: September 8, 2025