Karan Family Trust to Timothy Wilson
Davidson County

Prepared by and Return to:

Tommy C. Estes
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Karen Johnson Davidson County
Batch# 966666 DEEDQC
02/03/2023 12:17:47 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230203-0008020

CO-TRUSTEES' QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Timothy Wilson 1436 Rice Hill Antioch, TN 37013	(SAME)	Map-149.11-0-A Parcel-77.00 CO

Samuel H. Howard, II and Anica L. Howard, Co-Trustees of the Karan A. Howard Family Trust (the "Trust") created under Will dated August 24, 2021, wish to implement the plan of disposition for such property provided for in said Trust.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Samuel H. Howard, II and Anica L. Howard, Co-Trustees of the KARAN A. HOWARD FAMILY TRUST (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said Trust, do hereby quitclaim and convey unto Timothy Wilson, (hereinafter referred to as "Grantee"), his successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Phase 3 Rice Hill, as of record in Plat Book 6900, page 292, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Samuel H. Howard, II and Anica L. Howard, Co-Trustees of the Karan A. Howard Family Trust by Deed dated, February 1, 2023, from Samuel H. Howard, II and Anica L. Howard, Co-Personal Representatives of the Estate of Karan A. Howard of record as Instrument # 20230202-0007657 Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for Rice Hill Homeowners Association, of record in Book 6812, page 48, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Charter of Incorporation of Rice Hill Homeowners Association, Inc. of record in Book 6824, page 986, and in Book 8348, page 517, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 292, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 857, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1436 Rice Hill Circle, Antioch, in Davidson County, TN.

The legal description stated above has been taken from the prior Co-Personal Representatives' Quitclaim Deed conveying the interest in said property to Samuel H. Howard, II and Anica L. Howard, Co-Trustees of the KARAN A. HOWARD FAMILY TRUST. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 2nd day of February, 2023.

KARAN A. HOWARD FAMILY TRUST, GRANTOR

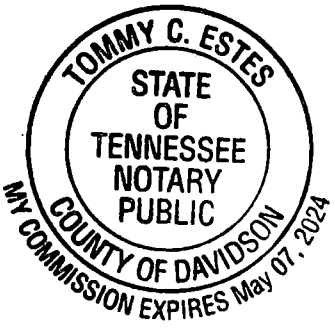
By: _____, Trustee
Samuel H. Howard, II, Trustee

By: _____
Anica L. Howard, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

On this 2nd day of February, 2023, before me personally appeared SAMUEL H. HOWARD, II, to me known or proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Co-Trustee of the Karan A. Howard Family Trust and acknowledged that he executed the same as his free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.

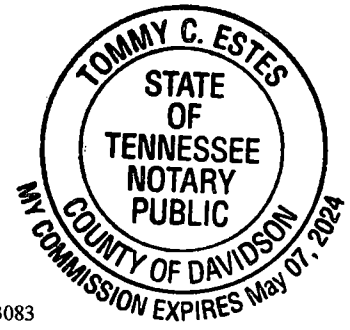


Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of February, 2023, before me personally appeared ANICA L. HOWARD, to me known or proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Co-Trustee of the Karan A. Howard Family Trust and acknowledged that she executed the same as her free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.



Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(viii) [formerly 67-4-409(a)(3)(H)].