Karen Johnson Davidson County
Batch# 969206 DEEDQC
02/09/2023 11:46:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230209-0009527

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Raymond Elder, Trustee and
Erica Elder, Trustee
6209 Crawford Drive
Hermitage TN 37076

SEND TAX BILLS TO:
Kwik Mortgage Corporation
959 Route 46 East Suite 401
Parsippany, NJ 07054

PARCEL ID
074-16-0-A-029-00co

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond Elder and Erica Elder, Trustees of the Raymond and Erica Elder Living Living Trust 2018 u/a/d July 31, 2018** hereinafter collectively called the Grantor, by these presents does transfer and quitclaim unto **Raymond Elder and Erica Elder, Trustees of the Raymond and Erica Elder Living Living Trust 2018 u/a/d July 31, 2018** , hereinafter collectively called the Grantee, their successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Raymond Elder and Erica Elder, Trustees of the Raymond and Erica Elder Living Living Trust 2018 u/a/d July 31, 2018, by Special Warranty Deed dated January 20, 2023, from Parkhaven Communities LLC., a Tennessee limited liability company limited liability company, of record as Instrument No. 20230123-0004990, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 6209 Crawford Drive, Hermitage, TN 37076

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Raymond Elder and Erica Elder, Trustees of the Raymond and Erica Elder Living Trust 2018 u/a/d July 31, 2018, to declare and confirm that the above described property (the "Subject Property") shall be, and is hereby, deemed, determined and/or declared to be "community property" and part of the "Community Property Estate" within the context of the Declaration of Trust dated July 31, 2018 (the "Trust Agreement"). The undersigned recognize that the Trust Agreement specifies that various types of property(ies) or assets may be held and administered under the Trust Agreement. The subject property is hereby designated to be common property or "community property", and part of the "Community Property Estate", according to the vernacular and context of the Trust Agreement. The undersigned reserve the right to remove the Subject Property from the said trust, or to otherwise alter the manner in which the Subject Property is held, with any such removal or revision to be evidenced by a written instrument recorded in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 20th day January 20th, 2023.

Raymond Elder, Trustee of the Raymond and Erica Elder Living Trust 2018 u/a/d July 31, 2018

Raymond Elder, Trustee of the Raymond and Erica Elder Living Living Trust 2018 u/a/d July 31, 2018

Erica Elder, Trustee of the Raymond and Erica Elder Living Trust 2018 u/a/d July 31, 2018

Erica Elder, Trustee of the Raymond and Erica Elder Living Living Trust 2018 u/a/d July 31, 2018

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Raymond Elder, Trustee and Erica Elder, Trustee of the Raymond and Erica Elder Living Trust 2018 u/a/d July 31, 2018 the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 20th day of January 2023.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 20th day of January 2023.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission Expires: 5/9/2026