Karen Johnson Davidson County
Batch# 972391 DEEDQC
02/21/2023 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230221-0012035

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303
Mount Juliet, TN 37122
(615) 701-6444

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--10.00--

Kevin Anderson Lawrence, Grantor, Affiant

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

Notary Public
My Commission Expires: February 9, 2025

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Kevin Anderson Lawrence and Rhonda Marie Lawrence; Trustees of the Living Trust of Kevin and Rhonda Lawrence 5040 Ragland Drive Nashville, TN 37220	SAME	146-11-6

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kevin Anderson Lawrence, and wife, Rhonda Marie Lawrence, hereinafter called the Grantors, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Kevin Anderson Lawrence and Rhonda Marie Lawrence, Trustees of the Living Trust of Kevin and Rhonda Lawrence, established by the Trust Agreement dated February 20, 2023**, as amended and restated from time to time, and to their successors in trust, with

full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 20th day of February, 2023.

Kevin Anderson Lawrence

Rhonda Marie Lawrence

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Anderson Lawrence and Rhonda Marie Lawrence, with whom I am personally acquainted, and who acknowledged that such persons executed the within the instrument for the purposes therein contained.

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

My Commission Expires: February 9, 2025

Notary Public

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025

EXHIBIT A

Legal Description

Tract or parcel of land in Davidson County, Tennessee, which is more fully described as follows:

Being Lot No. 26 on the Plan of Ragland Estates, as of record in book 2663, page 104, Register's Office for said County.

Said lot fronts 240.3 feet on the east side of Ragland Drive, as corrected by surveyor's Certificate or Correction in Book 2219, page 521, Register's Office, and runs back 172.9 feet on the south line and 183 feet on the north line, to a deed line in the rear on which it measures 266.8 feet.

Being the same property conveyed to Kevin A. Lawrence, and wife, Rhonda C. Lawrence (collectively the "Grantees") by Quitclaim Deed from Joseph A. Lawrence and wife, Mayme Lee Lawrence (the "Grantor"), as of recorded in instrument number 200004280042416 dated April 28, 2000 in said Register's Office of Davidson County, Tennessee.

The aforementioned Instrument #200004280042416 is the last in a series of Quitclaim deeds that conveyed 100% of the Grantor's ownership in the parcel to the Grantees, with each Quitclaim deed transferring 12.5% of the Grantors ownership to each individual Grantee. The previous Instrument numbers were: 1) Book 10730, page 563 dated December 15, 1997; 2) Book 10772, page 69, dated January 21, 1998; and 3) #200004280042415 dated April 28, 2000.

Certificate of Authenticity

I, Matthew Mullins, 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 2/20/23.

Date

Affiant Signature

2/20/23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20th day of February, 2023.

Notary's Signature

My Commission Expires: 2/9/2025
Date

Notary's Seal (if on paper)

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025