THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 973764 DEEDQC
02/23/2023 02:50:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230223-0012928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00

Barbara J. Laifer
Affiant

Subscribed and sworn to before me this 22nd day of February 2023.

JENNIFER L. ROGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Notary Public

My Commission Expires:

Address New Owner (s) as follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:**	**Map-Parcel Numbers**
Barbara J. Laifer, Trustee under the Barbara J. Laifer Revocable Trust dated February 22, 2023 3529 Dove Creek Road Nashville TN 37215	Barbara J. Laifer, Trustee under the Barbara J. Laifer Revocable Trust dated February 22, 2023 3529 Dove Creek Road Nashville TN 37215	150-12-A 138 2DX9118

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Barbara J. Laifer** (the "Grantor") does hereby quitclaim and convey unto **Barbara J. Laifer, Trustee under The Barbara J. Laifer Revocable Living Trust dated February 22, 2023**, (the "Grantee"), her successors and assigns, all of Grantor's rights, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Property known as 3529 Dove Creek Road, Antioch, TN 37013, County of Davidson

This Trust ("The Barbara J. Laifer Revocable Living Trust" is a revocable trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustee are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any

act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 22nd day of February 2023.

Barbara J. Laifer

Barbara J. Laifer

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Jennifer A Rooker a Notary Public of said County and State, appeared BARBARA J. LAIFER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of February 2023.

JENNIFER A. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NOTARY PUBLIC

My Commission Expires:

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 633 on the Plan of Somerset Subdivision, Section V-B, of record in Plat Book 7900, Page 575, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Barbara J. Laifer by Phillips Builders, Inc., by deed of record in Book 9293, Page 130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.