Prepared by: John W. Crow, II, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 981808 DEEDWARR
03/17/2023 10:14:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230317-0019385

NORMAN EDWIN TREVATHAN, ET UX

TO: WARRANTY DEED

NORMAN EDWIN TREVATHAN and LINDA S. TREVATHAN, Trustees of the TREVATHAN FAMILY REVOCABLE TRUST dated March 8, 2023

THIS DEED OF REALTY, executed as of the 7th day of March, 2023, by Grantors, NORMAN EDWIN TREVATHAN and wife, LINDA SCOTT TREVATHAN, to Grantees, NORMAN EDWIN TREVATHAN and LINDA S. TREVATHAN, Trustees of the TREVATHAN FAMILY REVOCABLE TRUST dated March 8, 2023, and any amendments thereto,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cottages of Dakota, as shown by plat of record in Instrument No. 20130814-0085176, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Norman Edwin Trevathan and wife, Linda Scott Trevathan, by Warranty Deed from Jackson D. Lowery and wife, Elise Lowery, dated June 3, 2016, and recorded June 21, 2016, of record in Instrument No. 20160621-0062959, in the Register's Office for Davidson County, Tennessee.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

NORMAN EDWIN TREVATHAN Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, NORMAN EDWIN TREVATHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 8th day of March, 2023.

My Commission Expires:
01/08/25.

Notary Public

ERIN WALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LINDA SCOTT TREVATHAN Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LINDA SCOTT TREVATHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 6th day of March, 2023.

My Commission Expires:
09/08/25.

ERIN WALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Property Owners Name
And Mailing Address:

Norman Edwin Trevathan and
Linda S. Trevathan, Trustees of the
Trevathan Family Revocable Trust
5001 Dakota Avenue
Nashville, TN 37209

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

5001 Dakota Avenue
Nashville, TN 37209

Map and Parcel No.:

103-03-0-102.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F).