THIS INSTRUMENT PREPARED BY:

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

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

Affiant

Subscribed and sworn to before me this 10 day of March 2023.

Notary Public

My Commission Expires:

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

Address New Owner (s) as follows:

George Stackhouse Scoville, Jr., Trustee under the George Stackhouse Scoville, Jr. Revocable Trust dated March 10, 2023, and Nancy Elizabeth Scoville, Trustee under the Nancy Elizabeth Scoville Revocable Living Trust dated March 10, 2023
14 Old Club Court

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Same

Map-Parcel Numbers

104140H085.00CO

Karen Johnson Davidson County
Batch# 984268 DEEDQC
03/23/2023 03:57:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230323-0021301

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, **George S. Scoville, Jr. and wife, Nancy E. Scoville** (the "Grantors") do hereby quitclaim and convey unto **George Stackhouse Scoville, Jr., Trustee under The George Stackhouse Scoville, Jr. Revocable Living Trust dated March 10, 2023**, as to 1/2 undivided interest, **and Nancy Elizabeth Scoville, Trustee under The Nancy Elizabeth Scoville Revocable Living Trust dated March 10, 2023**, as to 1/2 undivided interest, (the "Grantees") (the "Grantees"), their successors and assigns, all of Grantors' 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 14 Old Club Court, Nashville, TN 37215, County of Davidson

These Trusts ("The George S. Scoville, Jr. Revocable Living Trust" and "The Nancy E. Scoville Revocable Living Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees 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 trusts specifically provide 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 Trustees, 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 Trustees. These trusts contain 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 revocable living trusts. No actual monetary consideration is given by the Grantees, 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 10th DAY OF MARCH 2023.

George S. Scoville, Jr.

Nancy E. Scoville

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Jennifer A. Rooker, a Notary Public of said County and State, appeared GEORGE S. SCOVILLE, JR. and NANCY E. SCOVILLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 10th day of March 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. 21 on the Plan of Whitworth Phase 3 Section 3, as of record in Plat Book 7900, pages 870 through 872, corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to George S. Scoville Jr. and wife, Nancy E. Scoville, by Warranty Deed, from Paul Sparrow and wife, Heather Sparrow, dated July 6, 2007, recorded July 16, 2007, filed of record in Instrument No. 20070716-0084040, said Register's Office.

Property known as 14 Old Club Court, Nashville, TN 37215, County of Davidson.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, 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 persona).
2. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 216, 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 persona).
3. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 301, 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 persona).
4. Amendment to the Charter of Incorporation of Whitworth Phase III Homeowners Association of record in Book 10428 page 795, Register's Office for Davidson County, Tennessee.
5. Temporary Easement for storm water maintenance system of record in Book 9736, page 691, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 870 through 872, amended in Book 9582, page 842 and corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, pages 838 through 841, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 3467, page 204 and Book 3573, page 442, Register's Office for Davidson County, Tennessee.
9. Designation and Agreement of Declarant recorded in Book 9582, page 872, Register's Office for Davidson County, Tennessee.