THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
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 16th day of March 2023.

Notary Public

My Commission Expires:

Karen Johnson Davidson County
Batch# 984271 DEEDQC
03/23/2023 04:01:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230323-0021306

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

Address New Owner (s) as follows:

Jeffrey Joseph Hughes, Trustee under the Jeffrey Joseph Hughes Revocable Trust dated March 16, 2023, and Stacey Hughes, Trustee under the Stacey Hughes Revocable Living Trust dated March 16, 2023
108 Burkitt Commons Avenue
Nolensville, TN 37135

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

First Bank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

Map-Parcel Numbers

186-03-0A-173.00CO

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, **Jeffrey J. Hughes and Stacey Hughes,** husband and wife, (the "Grantors") do hereby quitclaim and convey unto **Jeffrey Joseph Hughes, Trustee under The Jeffrey Joseph Hughes Revocable Living Trust dated March 16, 2023**, as to 1/2 undivided interest, **and Stacey Hughes, Trustee under The Stacey Hughes Revocable Living Trust dated March 16, 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 108 Burkett Commons Avenue, Nolensville, TN 37135, County of Davidson

These Trusts ("The Jeffrey Joseph Hughes Revocable Living Trust" and "The Stacey Hughes 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 16th DAY OF MARCH 2023.

Jeffrey Joseph Hughes

Stacey Hughes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Jennifer A Rooker, a Notary Public of said County and State, appeared JEFFREY JOSEPH HUGHES and STACEY HUGHES, 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 16th 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. 173 on the Plan of Burkitt Commons, Phase I of record in Plat at Instrument No. 20180119-0006002, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same portion of property conveyed to Jeffrey J. Hughes and Stacey Hughes, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated May 14, 2019, recorded May 15, 2019, filed of record in Instrument No. 20190515-0045822, said Register's Office.

Property known as improved property located at 108 Burkitt Commons Avenue, Nolensville, TN 37135, County of Davidson

This conveyance is made subject to:

1. All matters shown on the Plan of record as Instrument Number 2018-009-0006002, Register's Office of Davidson County, Tennessee.
2. Terms, provisions, covenants, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180202-0010924, as Amended in Instrument No. 20190321-0025835, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Charter for HOA of record in Instrument Number 20200910-0102877, in the Register's Office for Davidson County, Tennessee.
4. Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.
5. Easement to Contribution Agreement of record in Instrument Number 20050816-0096915, in Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument Number 20050908-0108101, 20170919-0095932, 20171030-0110845, 20171030-0110846, in the Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170308-0022983, 2017130-0110866, and 20171030-0110871, in Register's Office for Davidson County, Tennessee.
8. Grant of Overhead Line Easement of record in Instrument Number 20060816-0100824, in Register's Office for Davidson County, Tennessee.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.