**QUITCLAIM DEED**

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Samuel B. Culver
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 31 DAY OF May, 2023.

TERESA R LUNDINE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

Teresa R Lundine
Notary Public

My Commission Expires: 06/21/2025

Karen Johnson Davidson County
Batch# 1025816 DEEDQC
07/13/2023 10:46:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230713-0053714

THIS INSTRUMENT WAS PREPARED BY:
eorge Gilliam, Attorney at Law, The Gilliam Law Firm, PC
800 S. Gay Street, Suite 700, Knoxville, TN 37929

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| THE SAMUEL B. CULVER REVOCABLE LIVING TRUST | SAME | 069-00-0-031.00 |
| 3857 Abernathy Road | | |
| Nashville, TN 37218 | | |

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL B. CULVER, ,** hereinafter called the Grantor, has bargained and sold, and do hereby Quitclaim and convey unto **SAMUEL B. CULVER, Trustee of THE SAMUEL B. CULVER REVOCABLE LIVING TRUST,** a Trust created on 31 day of May, 2023, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

**See Attached "EXHIBIT A"**

The revocable trust described above provides that Grantor has right to use and occupy real or personal property owned by such trust as Grantor's principal residence rent free, without charge, and at no cost (other than the payment of taxes and other costs and expenses specified in the revocable trust or ordered by a court) for life or until such trust is revoked or terminated, whichever occurs first. Grantor intends to qualify the Subject Property as Grantor's residential homestead for the homestead exemption codified in TCA 26-2-301.

This is ( ) unimproved property:

(X ) improved property known as: 3857 Abernathy Road, Nashville, TN 37218

Witness my hand this 31 day of May, 2023.

Samuel B. Culver

**SAMUEL B. CULVER**

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **SAMUEL B. CULVER** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 31 day of May, 2023.

Teresa R Lundine

Notary Public

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 06/21/2025

**EXHIBIT A**
**PROPERTY DESCRIPTION**

Tract 1: Land in the 13th , formerly 23rd, Civil District of said County, being part of Lot No. 4 on the Plan of the Lands of Mrs. Elizabeth Abernathy, deceased, as of record in Book 294, Page 19, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, January 12, 1955, as follows: Beginning at a point in the center of Abernathy Road at the intersection of the center line of said Road and the Eastern boundary line of Lot No. 5 on said plan conveyed to Grover Cleveland Sewell by deed of record in Book 102, Page 355, said Register's Office, said point being also 327.4 feet Northerly from the Northeast corner of a tract of land conveyed to Herbert D. Fyke and wife, by deed of record in Book 2090, Page 66, said Register's Office; thence with the line between said lots 4 and 5 and Sewell's boundary line, North 2 deg. East 425 feet to an axel, thence South 84 deg. 24' East 175 feet to an iron pin at the bottom of a rock bluff; thence South 2 deg. West 419.8 feet to a point in the center of said Abernathy Road; thence with the center of said Road, North 86 deg. 08' West 175 feet to the beginning, containing 1.69 acres, more or less. Tract 2: Land in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the plan of the lands of Mrs. Elizabeth Abernathy, deceased, of record in Book 294, Page 19, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, September 8, 1958, as follows: Beginning in the center of Abernathy Road at the Southeast corner of that part of said Lot No. 4 conveyed to Bruce Atkins and wife, by deed from Lula Sanders Abernathy, of record in Book 2340, Page 625, said Register's Office; thence with the center of said Road, South 86 degrees East 125 feet; thence North 2 degrees East 700 feet to a point in the center of Whites Creek; thence North 87 degrees 40' West 300 feet; thence South 2 degrees 268 feet to an Axel, being said Atkins' Northwest corner; thence with said Atkins' Northern boundary line, Eastwardly 175 feet to said Atkins' Northeast corner; thence South 2 degrees West 419.8 feet to the beginning, containing 3.12 acres, more or less.

**This being the same property conveyed to Samuel B. Culver from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. via Cash Deed of record in as Instrument Number #20041012-0122811 in the Register's Office for Davidson County, Tennessee.**