THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, P. O. Box 774, KINGSTON SPRINGS, TN 37082.

Karen Johnson Davidson County
Batch# 1034509 DEEDQC
08/04/2023 08.48 45 AM 3 pgs
Fees: $22.00 Taxes $0 00
20230804-0060315

QUITCLAIM DEED
-Strawman Instrument-
(To Effectuate A Tenancy By The Entirety In Husband A

ADDRESS NEW OWNER AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Thomas E. Donaldson and wife, Gail J. Donaldson **1213 Lake Rise Place** **Gallatin, TN 37066**	**New Owner-Same**	**026-09-0A 004.00** **and** **02–09-0A 005.00** **GO Tax District**

FOR AND IN CONSIDERATION of love and effection as sufficient consideration (and no monetary consideration), and for the express purpose to create an estate in husband and wife by the entirety, **I, Thomas E. Donaldson,** by these presents do hereby quitclaim all of my interest unto **Larry D. Craig, Trustee,** his successors and assigns, as to the following described tracts or parcels of land Davidson County, Tennessee, to wit:

See Exhibit "A" attached hereto and incorporated by reference herein.

Being the same property as conveyed to Thomas E. Donaldson by quitclaim deed William B. Geiger and Thomas E. Donaldson, the successors of Peak & Tom, a TN General Partnership composed of Peak Returns, Ltd. and Thomas E. Donaldson, of record in Instrument No. 20230629-0049477, Register's Office for Davidson County, Tennessee.

This is the same legal description and source of title as set forth on the previous deed of record.

Prepared upon information furnished by the parties and without the benefit of title examination, title insurance, new survey or closing thereupon so as to vest in husband and wife.

This is improved commercial property, condominium units, commonly known as 527 Rivergate Parkway, Goodlettsville, TN 37072 (Unit 4 of Two Mile Professional Plaza), and 529 Rivergate Parkway, Goodlettsville, TN 37072 (Unit 5 of Two Mile Professional Plaza).

Said property is conveyed subject to such limitations, restrictions, covenants, encumbrances, easements and all other matters of record, including the master deed and plat of record, as may affect the premises.

And now, **I,** the said **Larry D. Craig, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey **unto Thomas E. Donaldson and wife, Gail J. Donaldson, expressly as tenants by the entirety,** their heirs, representatives and assigns, all of my interest in the aforedescribed property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 1st day of August, 2023.

THOMAS E. DONALDSON

LARRY D. CRAIG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Thomas E. Donaldson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 1st day of August, 2023.

NOTARY PUBLIC

My commission expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry D. Craig, the Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 1st day of August, 2023.

NOTARY PUBLIC

My commission expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

The consideration or value, whichever is greater, for this transfer is $0.00, to create an estate by the entirety in husband and wife, exempt by statute.

AFFIANT

Sworn to and subscribed before me this 1st day August, 2023.

NOTARY PUBLIC

My Commission Expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, in the municipal limits of the City of Goodlettsville,

BEING Units 4 and 5, of Two Mile Professional Plaza, as described on the Plan which is an Exhibit to the Master Deed of record in Book 5915, Page 417, and as amended in Book 9974, Page 626, and in Book 10341, Page 744, and further by Amendment of Master Deed of record in Book 11364, Page 477, all being of record in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more complete description of said units