Karen Johnson Davidson County
Batch# 1047666 DEEDQC
09/08/2023 11 32 02 AM 3 pgs
Fees $17 00 Taxes $0 00
20230908-0070612

#4865-2
THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

ADDRESS NEW OWNERS AS FOLLOWS:
Kerry M. Savage and
Ginger R Clem
3106 Wingate Avenue
Nashville, TN 37211

SEND TAX BILLS TO·
"New Owners"

MAP-PARCEL NOS
133 06 0 142 00

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1 00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Kerry Martin Savage and Ginger Ruth Clem, as Co-Trustees of the Family Trust under the Last Will and Testament of Buddie M. Savage and joined by Kerry Martin Savage and Ginger Ruth Clem, individually,** hereinafter called the Grantors, by these presents does transfer and quitclaim unto **Kerry M. Savage, a married man, and Ginger Clem, a married woman, as equal tenants in common**, hereinafter called the Grantees, their heirs and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows· to-wit·

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Patterson Gardens, as of record in Book 2083, Page 114, amended in Book 5861, Page 226, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 is described as beginning at a point on the southerly margin of Hewlett Drive, at the common corner of Lots 6 and 7, thence, with the line between said Lots, southwardly 143.1 feet to the North lines of Lot 5, thence, with the line between Lots 5 and 6, westwardly 113.85 feet to the easterly margin of Sabre Drive; thence, with the margin of said Drive, northwardly 108 feet to the beginning of a curve, thence, with said curve, northeastwardly 39.27 feet to the southerly margin of Hewlett Drive; thence, with the margin of Hewlett Drive, eastwardly 64.92 feet to the point of BEGINNING

BEING the same property conveyed to Buddie M. Savage and wife, Dorothy L. Savage, by Warranty Deed dated July 1, 1981, from William E. Welch and wife, Ruth E Welch, of record in Book 5764, Page 763, Register's Office for Davidson County, Tennessee. The said Dorothy L Savage died on June 17, 2010, and title vested in Buddie M Savage as surviving tenant by the entirety The said Buddie M Savage died on September 12, 2022, leaving a Last Will and Testament dated November 4, 1999, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Docket No. 23P69 (the "Will"). Pursuant to the provisions of the said Will, the residuary estate was to be devised to the Trustee to be held in trust to be known as the Family Trust for the benefit of decedent's spouse. However, upon the death of decedent's spouse, or upon decedent's death if his spouse predeceased him, the Family Trust shall vest indefeasibly in decedent's two children equally.

THE said Kerry Martin Savage and Kerry M. Savage being one and the same person.

THE said Ginger Ruth Clem and Ginger Clem being one and the same person

KERRY Martin Savage and Ginger Ruth Clem, both of whom have obtained an age in excess of twenty-five (25) years, have joined in the execution of this Deed to confirm that the property is now owned by each of them individually, whether as Grantees of this Deed or as beneficiaries of the Family Trust.

THIS Quitclaim Deed has been executed and delivered in order to clarify and/or confirm the devisee of the property described above as was made by the Last Will and Testament of Buddie M Savage which was admitted to probate in the Probate Court of Davidson County, Tennessee, at Nashville, under Case No 23P-69

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC , BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises

This is improved property, known as. **3616 Sabre Drive, Nashville, TN 37211**.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of September 2023.

Kerry Martin Savage

Kerry Martin Savage, Co-Trustee of the Family Trust under the Last Will and Testament of Buddie M Savage

Kerry Martin Savage

Kerry Martin Savage, individually

Ginger Ruth Clem

Ginger Ruth Clem, Co-Trustee of the Family Trust under the Last Will and Testament of Buddie M Savage

Ginger Ruth Clem

Ginger Ruth Clem, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Kerry Martin Savage and Ginger Ruth Clem, as Co-Trustees of the Family Trust under the Last Will and Testament of Buddie M Savage, and individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained, by signing as Co-Trustees

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of September, 2023

My Commission Expires Nov. 2, 2026

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Susan D Savage
Affiant

Subscribed and sworn to before me this 7th day of September, 2023.

My Commission Expires: Nov. 2, 2026

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.