Karen Johnson Davidson County
Batch# 1052433 DEEDQC
09/21/2023 09:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230921-0074194

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Alan L. Cameron, Jr., Affiant Subscribed and sworn to before me, this 21st day of August, 2023. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Alan L. Cameron, Jr. and/or Mona C. Frederick, Trustees 5037 Villa Crest Drive Nashville, TN 37220	SAME	Map 0H-11776 Parcel 145-7-9

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alan L. Cameron, Jr.**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Alan L. Cameron, Jr. and/or Mona C. Frederick, Trustees of the Alan Cameron & Mona Frederick Living Trust, established by the Revocable Trust Agreement of Alan L. Cameron, Jr. and Mona C. Frederick dated August 31, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31st day of August, 2023.

Alan L. Cameron, Jr.

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 Alan L. Cameron, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2023.

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land lying Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Villa Estates, of record in Book 3600, Page 66, Register's Office for said County.

Said Lot No. 10 fronts 165 feet on the westerly margin of Villa Crest Drive and extends 395.25 feet on the northerly line and 355.28 feet on the southerly line to a dead line in the rear, measuring 169.97 feet thereon.

Being the same property conveyed to Alan Cameron, Jr., by deed from Lin M. Cameron of record in Book 8834, Page 636, Register's Office for Davidson County, Tennessee.

Alan L. Cameron, Jr. and Alan Cameron, Jr. are one and the same person.

This is improved property known as 5037 Villa Crest Drive, Nashville, Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/31/23.

8/31/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of August, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

