This Document Prepared by:
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Real Property Owner and Real Property Responsibility:
William Fred Piper, Jr., Trustee of the Fred Piper, Jr. Living Trust dated September 14, [illegible]
111 Jefferson Avenue E
Carthage, Tennessee 37030

Karen Johnson Davidson County
Batch# 1052449 DEEDQC
09/21/2023 10 20.57 AM 3 pgs
Fees. $17 00 Taxes. $0.00
20230921-0074222

QUITCLAIM DEED

THIS DEED is made and entered into on the 14th day of September, 2023, by and between **WILLIAM FRED PIPER, JR.,** hereinafter known as the Trustor and/or Grantor, and **WILLIAM FRED PIPER, JR., TRUSTEE, OR HIS SUCCESSORS IN INTEREST, OF THE FRED PIPER, JR. LIVING TRUST DATED SEPTEMBER 14, 2023, AND ANY AMENDMENTS THERETO**, hereinafter known as the Initial Trustee and/or Grantee.

WITNESSETH:

FOR AND IN CONSIDERATION of the Grantor transferring this real property to a revocable living trust, and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, the Grantor, hereby quitclaims, transfers, and conveys unto the Initial Trustees and any future successor Trustee(s) of The Fred Piper, Jr. Living Trust dated September 14, 2023, as amended from time to time, the following described property:

SITUATED, LYING AND BEING in Davidson County, State of Tennessee, a certain tract or parcel of land, located in the Seventh (7th) Civil District, described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lot "A" on Kennedy Graves' Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, described as follows:
>
> Beginning in the center of McAlpine, formerly Alpine Avenue, 163.1 feet west of the northwest corner of Lot No. 2; thence with the center of said Avenue, westerly 63.1 feet; thence southwardly and parallel with the westerly line of said Lot No. 2, 388.5 feet to the southerly line of said subdivision, thence with said line, eastwardly 63.1 feet to a point 163.1 feet west of the southwest corner of said Lot No. 2; thence northwardly 388.5 feet to the beginning.
>
> Subject to an easement for right-of-way of Alpine Avenue lying within boundaries of premises.

This is improved property, known as 1110 McAlpine Avenue, Nashville, Tennessee

THE PREVIOUS AND LAST conveyance being an Affidavit of Heirship executed by William Fred Piper, Jr. as sole heir at law of the estate of Burnease Towns Piper Kilgo, on February 12, 2021, of record in instrument number 20210212-0020572, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Burnease Kilgo by Warranty Deed from H. Michael Bennett, Trustee, of record in Record Book 7075, page 784, Register's Office of Davidson County, Tennessee.

The consideration for this transfer is for the Grantor to transfer real estate to a revocable living trust created by the same Grantor and is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi).

THE INFORMATION CONTAINED HEREIN WAS FURNISHED BY THE PARTIES AND TAKEN FROM THE PREVIOUS DEED. THE PREPARER OF THIS INSTRUMENT ACCEPTS NO RESPONSIBILITY OR LIABILITY AS TO LIENS, ENCUMBRANCES, DEFECTS IN TITLE, OR OTHER SUCH MATTERS RESPECTING THE VALIDITY OF THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND/OR TITLE SEARCH.

WITNESS the following signatures on this 14th day of September, 2023:

WILLIAM FRED PIPER, JR., GRANTOR

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally, appeared before me, the undersigned, a Notary Public, **WILLIAM FRED PIPER, JR.,** 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 seal of office, this 14th day of September, 2023.

JUNE FRANCES ASHBY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

NOTARY PUBLIC
My commission expires: 10/24/23

STATE OF TENNESSEE

COUNTY OF PUTNAM

The consideration for this transfer is for the Grantor to transfer real estate to a revocable living trust created by the same Grantor and is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi).

William Fred Piper Jr.

WILLIAM FRED PIPER, JR., AFFIANT/INITIAL TRUSTEE

Subscribed and sworn to before me this 14th day of September, 2023.



June Frances Ashby

NOTARY PUBLIC

My commission expires: 10/24/23