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, 2(
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
20230921-0074224

QUITCLAIM DEED

THIS DEED is made and entered into on the 14th day of September, 2023, by and between **WILLIAM F. PIPER, a single man,** 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 Trustee 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, described as follows, to wit:

> Land in Davidson County, Tennessee, being West 75 feet of Lot No. 3 on the Plan of Kennedy and Graves Plan of Monte Vista of record in Plat Book 421, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> said part of said Lot No. 3 fronts 75 feet on the North side of McAlpine, formerly Alpine Avenue, and runs back between parallel lines, as measured from the center line of said Avenue, 388.5 feet to a dead line.
>
> THE PREVIOUS AND LAST conveyance being a Warranty Deed from Lee O. Blankenship, a single man, to William F. Piper, a single man, of record in Instrument Number 20190123-0006694, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Lee O. Blankenship by Quitclaim Deed from Peggy S. Blankenship and Lee O. Blankenship, a formerly married couple who were divorced on December 07, 1983 of record in Instrument No. 20181109-0111133 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 09, 2018.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 143, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 4286, Page 785, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1119 McAlpine Avenue, Nashville, Tennessee, 37216.

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 F Piper

WILLIAM F. PIPER, 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

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

