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, 20
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
20230921-0074225

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, certain tract or parcels of land, described as follows:

TRACT NO. I: Being the easterly 38 feet of Lot No. 3, and the westerly 37 feet of Lot No. 5 of Kennedy and Grave's Plan of Monte Vista, as of record in Book 421, page 43, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 75 feet on the north side of McAlpine Avenue and extend back between parallel lines, as measured from the center line of said Avenue 388.5 feet to a dead line.

Being the same property conveyed to Fred Piper and wife, Burnease Piper, by deed from William F. Moores and wife, of record in Book 2638, page 473, said Register's Office, the said Fred Piper and William Fred Piper being one and the same person and the said Burnease Piper and Maggie Bernice Piper being one and the same person.

TRACT NO. II: Being the easterly part of Lot No. 5 on the Map of Kennedy and Graves Plan of Monte Vista, of record in Book 421, page 143, said Register's Office.

Said easterly part of Lot No. 5 fronts 76.1 feet on the northerly side of Alpine, now McAlpine Avenue, and runs back between parallel lines as measures from the center line of said Avenue, 388.5 feet to a dead line.

Being the same property conveyed to William Fred Piper and wife, Burnease Towns Piper, by deed from Mary Blanche Matthews Smith and husband, of record in Book 2302, page 79, said Register's Office, the said Burnease Towns Piper and Maggie Bernice Piper being one and the same person.

TRACT NO. III: Being the westerly one-half of Lot No. 14 on the Map of Haynie's Oriental Plan of Lots, as of record in Book 161, pages 26 and 27, said Register's Office.

Said westerly part of Lot No. 14 fronts 50 feet on the northerly side of Trinity Lane and runs back between parallel lines 143 feet, more or less, to an alley.

Being the same property conveyed to Fred Pipper and wife, Burnease Pipper, by deed from William R. Ruffin and wife, of record in Book 2929, page 520, said Register's Office, the said Fred Pipper and William Fred Piper being one and the same person and the said Burnease Pipper and Maggie Bernice Piper being one and the same person.

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 Maggie Burnease Kilgo, on May 9, 2023, of record in instrument number 20230519-0037913, Register's Office of Davidson County, Tennessee. The said Maggie Burnease Kilgo, Burnease Piper, Burnease Towns Piper, Burnease Pipper, and Maggie Bernice Piper being one and the same person.

Being the same property conveyed to Maggie Bernice Piper by Warranty Deed from William Fred Piper of record in Record Book 3159, page 439, 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.

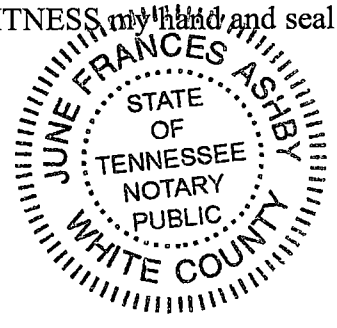
WITNESS the following signatures on this 14th day of September, 2023:

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.



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., AFFIANT/INITIAL
TRUSTEE

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



NOTARY PUBLIC
My commission expires: 10/24/23