This Document Prepared by:
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Cookeville, TN 38501
(931) 651-1900

Real Property Owner and Real Property Responsibility:
William Fred Piper, Jr., Trustee of the Fred Piper, Jr. Living Trust dated September 14
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
20230921-0074226

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, described as follows, to-wit:

TRACT I: Being the southerly 182 feet of the easterly 50 feet of Lot No. 2 on the Kennedy and Graves' Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of the property conveyed to Ed F. Bills et ux, by deed from Osborne C. Dodd et ux, of record in Book 2043, page 507, said Register's Office; thence eastwardly 50 feet to the corner of Lots Nos. 2 and 4; thence with the line between said two lots northwardly 182 feet; thence westwardly 50 feet to a point in the eastern boundary line of said Bills' property; thence with said Bills' easterly line southwardly 182 feet to the beginning.

TRACT 2: Being parts of Lots 4 and 6 on the Map of Kennedy and Graves Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, described as follows:

Beginning at a point in the center of McAlpine Avenue, 55 feet east of the common corner of Lots Nos. 2 and 4; thence southerly parallel to the line between said Lots 220 feet to a point; thence westerly 55 feet to a point in the line between Lots Nos. 2 and 4; thence southerly 168.5 feet to the south line of said Subdivision; thence easterly 99.1 feet to a point which is 14 feet west of the line between Lots 4 and 6; thence northerly 255 feet to a point in the line between Lots 4 and 6; and continuing

northerly 109.7 feet to a point in the southerly margin of McAlpine Avenue, 7 feet east of the line between lots 4 and 6, and continuing northerly 20 feet, more or less, to a point in the center line of McAlpine Avenue; thence with the center line of same westerly to the common corner of Lots 4 and 6; thence with the center line of said Avenue westerly 58.1 feet to the beginning.

This conveyance is made subject to an easement to Metropolitan Government of Nashville, Tennessee, Davidson County, of record in Book 4071, page 27, Register's Office of Davidson County, Tennessee.

This is unimproved property, known as 1124 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 Piper Kilgo by Warranty Deed from Estelle Vance Jent, a widow, of record in Record Book 4499, page 699, 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:

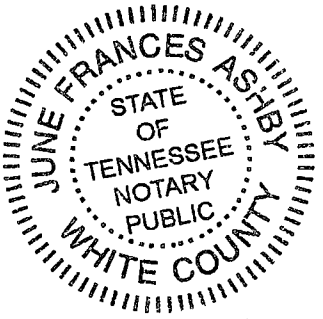
William Fred Piper Jr.

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

NOTARY PUBLIC
My commission expires: 10/24/23

STATE OF TENNESSEE

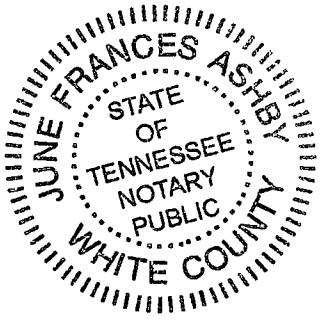
COUNTY OF PUTNAM

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