This Document Prepared by:
S. Victoria Lannom
Tyler W. Lannom
Lannom Law LLC
640 N. Dixie Avenue
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
20230921-0074227

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:

Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 of Block "C" on the Map of Re-subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the north side of Ardee Avenue and runs back between lines, 219.2 feet on the easterly line, and 216.7 feet on the westerly line, to a dead line, on which it measures 50 feet.

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. The said Burnease P. Kilgo, and Burnease Towns Piper Kilgo being one and the same person.

Being the same property conveyed by a Warranty Deed from A.J. Patterson, a widower, to Burnease P. Kilgo, deceased mother of William Fred Piper, Jr., of record in Record Book 9528, page 441, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to A.J Patterson and wife, Ruby Elizabeth Patterson by deed from Myrtle Brown, a widow of record in Book 5081, page 820,

Register's Office for Davidson County, Tennessee, the said Ruby Elizabeth Patterson having since died.

This is improved property known as 1131 Ardee 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 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

JUNE FRANCES ASHBY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

STATE OF TENNESSEE

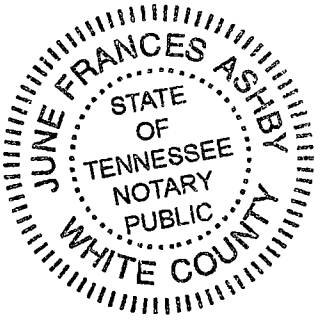
COUNTY OF PUTNAM

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