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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
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
20230921-0074228

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, Tennessee, certain real estate, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 of Block "D" on the Map of the Subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).
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> Said Lot No. 1 fronts 50 feet on the south side of Ardee Avenue and runs back between parallel lines along the east margin of Williams Terrace, 140 feet to a dead line.
>
> 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 Piper Kilgo, and Burnease Towns Piper Kilgo being one and the same person.
>
> Being the same property conveyed by an Installment Deed from Dixie Lee Craven, unmarried to Burnease Piper Kilgo, unmarried, of record in Record Book 8541, page 841, Register's Office of Davidson County, Tennessee.

BEING THE SAME property conveyed to Euthres Craven and wife, Georgia L. Craven, by deed from John Richard Reynolds and wife Helen L. Reynolds of record in Book 2278, Page 69, said Register's Office. The said Eutress Craven died on December 10, 1987, and was survived by his wife, Georgia L. Craven, who acquired said property as surviving tenant by the entirety, and remained unmarried to the date of her death (testate) on November 6, 1988; they were continuously married until his death, from May 4, 1954 (date of deed) to December 10, 1987 (date of his death). The subject real property passed to their daughter, Dixie Lee Craven, by the Last Will and Testament of Georgia L. Craven, dated March 14, 1988, which has been probated and filed in Will Book 175, page 90, Probate (County) Court Clerk's Office for Davidson County, Tennessee.

TOGETHER WITH ALL the improvements, including fixtures now or hereafter located on the property, and all easements, rights, appurtenances, estate, title and interest thereto, all of which shall be deemed to be a part of the property covered by this Installment Deed lien.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 974, Page 57, and Book 843, page 4, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations. This property and improvements are sold in "AS IS" condition. Possession is to be given thirty (30) days from date of deed. This is improved property known as 1200 Ardee Avenue, Nashville, 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