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,
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
20230921-0074229

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:

> Being Lot No. 12 on the plan of Two Rivers, as of record in Book 3600, Page 65, Register's Office for said County. Said Lot No. 12 fronts 100 feet on the northerly side of Stones River Court, and extends back 268 feet, more or less, on the westerly line, and 224.5 feet, more or less, on the easterly line, to the Cumberland River, and measuring 100 Feet, more or less, thereon.
>
> Being the same property conveyed to Minnie T. Allen by deed of Robert D. Allen, et ux, of record in Book 4874, Page 91, Register's Office, Davidson County, Tennessee.
>
> Said property is conveyed subject to a mortgage held by First & Mid-South Mortgage Company of record in Book 4141, Page 221, said register's office, which mortgage and the indebtedness that it secures is assumed by the Grantee.
>
> This is unimproved property, known as 2508 Stones River Court, Nashville, Tennessee 37214.
>
> 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 Towns Kilgo, and Burnease Towns Piper Kilgo being one and the same person.

Being the same property conveyed from Minnie T. Allen to Burnease Towns Kilgo, of record in Record Book 5181, page 211, 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