Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, (615) 558-8002, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

KATHERINE R. PACK, ET AL

TO: WARRANTY DEED

KATHERINE R. PACK and MELISSA ANN FRIEND, Trustees of the KATHERINE PACK AND MELISSA FRIEND COMMUNITY PROPERTY TRUST, dated October 19, 2023

THIS DEED OF REALTY, executed as of the 19th day of October, 2023, by Grantors, KATHERINE R. PACK and spouse, MELISSA ANN FRIEND, to Grantees, KATHERINE R. PACK and MELISSA ANN FRIEND, Trustees of the KATHERINE PACK AND MELISSA FRIEND COMMUNITY PROPERTY TRUST, dated October 19, 2023, and any amendments thereto,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

PARCEL I:
Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Barclay Square, Section 3, of record in Book 4675, Page 154, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine R. Pack, a single woman by Warranty Deed from Jeanette B. Mues (f/k/a Jeanette B. Houser) and husband, Gerald J. Mues, dated December 24, 1987 and recorded December 30, 1987, of record in Book 7438, Page 252, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1066439 DEEDWARR
10/31/2023 09.23 54 AM 4 pgs
Fees $22 00 Taxes $0 00
20231031-0084873

Further, being the same property conveyed to Katherine R. Pack and spouse, Melissa Ann Friend by Quitclaim Deed from Katherine R. Pack, dated October 19, 2023, of record in Instrument No. 20231023-0082641, in the Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4872, Page 490, and all matters shown on the Plan of Record; driveway easement of record in Book 5316, Page 966, said Register's Office.

PARCEL II:
Land in Davidson County, Tennessee, being Lot No. 1 in S.W. McGill's Re-Subdivision of Lot No. 69, Waverly Place Subdivision, of record in Book 332, Page 80, in the Register's Office for Davidson County, Tennessee, less that portion conveyed to The Nashville Housing Authority by deed of record in Book 4202, Page 533, said Register's Office.

Said part of Lot No. 1 fronts 74 feet on the southerly side of Douglas Avenue and extends back 145 feet, more or less, on the westerly line, and 148 feet on the easterly line, which is the westerly margin of Elliott Avenue (formerly Forrest Avenue) to the northerly margin of an alley measuring 70 feet thereon.

Being the same property conveyed to Katherine R. Pack, unmarried by Warranty Deed from Charles H. Dixon and wife, Viola Dixon, dated August 6, 1993 and recorded August 9, 1993 of record in Book 9042, Page 132, in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Katherine R. Pack and spouse, Melissa Ann Friend by Quitclaim Deed from Katherine R. Pack, dated October 19, 2023, of record in Instrument No. 20231023-0082641, in the Register's Office for Davidson County, Tennessee.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Rutherford County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Katherine R Pack
KATHERINE R. PACK Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KATHERINE R. PACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19th day of October, 2023.

My Commission Expires:

May 3, 2027.

Laura Elizabeth Mcclu
Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 3, 2027
COUNTY OF DAVIDSON

Melissa A Friend
MELISSA ANN FRIEND Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MELISSA ANN FRIEND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19th day of October, 2023.

My Commission Expires:

May 3, 2027.

Laura Elizabeth Mcclu
Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 3, 2027
COUNTY OF DAVIDSON

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Katherine R. Pack and Melissa Ann Friend, Trustees of the Katherine Pack and Melissa Friend Community Property Trust 2107 Elliott Avenue Nashville, TN 37204	SAME/OWNER

Property Addresses:	Map and Parcel Nos.:
Parcel I: 612 Andrea Court Antioch, TN 37013	149 09 0 177.00
Parcel II: 903 S Douglas Avenue Nashville, TN 37204	105 14 0 012.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).