Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Equitable Trust Company, Trustee, of the PGP Revocable Property Trust dated November 22, 2023. 4400 Harding Pike #310 Nashville, TN 37205
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	13009009400

Karen Johnson Davidson County
Batch# 1074600 DEEDQC
11/22/2023 01:38:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20231122-0091131

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we,

Elise Smith Mitchell and Banford Raye Mitchell, Jr., as Co-Trustees of the Elise Smith Mitchell Trust, as amended and restated under agreement dated October 20, 2022, as to a one-half undivided interest, and

Banford Raye Mitchell, Jr., and Elise Smith Mitchell, as Co-Trustees of the Banford Raye Mitchell Trust, as amended and restated under agreement dated October 20, 2022, as to a one-half undivided interest, (herein "Grantor") by these presents do hereby quitclaim and convey all of said interest unto **Equitable Trust Company, Trustee, of the PGP Revocable Property Trust dated November 22, 2023,** (herein "Grantee") its successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County, Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, Block 5, on the Plat of The Highlands of Bellemeade of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elise Smith Mitchell, Trustee of the Elise Smith Mitchell Trust dated 9-10-2012, a one-half undivided interest, and Banford Raye Mitchell, Trustee of the Banford Ray Mitchell, Jr. Trust dated 9-10-2012, a one-half undivided interest, from Banford Raye Mitchell, Jr., and wife, Elise Patricia Smith Mitchell, by Quitclaim Deed recorded on December 17, 2021, in Instrument No. 20211217-0167335, Register's Office for Davidson County, Tennessee. Banford Raye Mitchell, Trustee of the Banford Raye Mitchell, Jr. Trust dated 9-10-2012 is one and the same as Banford Raye Mitchell, Trustee of the Banford Ray Mitchell, Jr. Trust dated 9-10-2012.

The "Banford Raye Mitchell Trust dated 9-10-2012" was amended and fully restated on October 20, 2022, as the "Banford Raye Mitchell Trust, as amended and restated under agreement dated October 20, 2022" with Banford Raye Mitchell, Jr., and Elise Smith Mitchell, as Co-Trustees.

The "Elise Smith Mitchell Trust dated 9-10-2012" was amended and fully restated on October 20, 2022, as the "Elise Smith Mitchell Trust, as amended and restated under agreement dated October 20, 2022" with Banford Raye Mitchell, Jr., and Elise Smith Mitchell, as Co-Trustees

See Certifications of Trust attached hereto and made a part hereof.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of November 2023.

Banford Raye Mitchell, Jr., Co-Trustee of the "Banford Raye Mitchell Trust, as amended and restated under agreement dated October 20, 2022"

Elise Smith Mitchell, co-trustee

Elise Smith Mitchell, Co-Trustee of the "Banford Raye Mitchell Trust, as amended and restated under agreement dated October 20, 2022"

Elise Smith Mitchell, co-trustee

Elise Smith Mitchell, Co-Trustee of the "Elise Smith Mitchell Trust, as amended and restated under agreement dated October 20, 2022"

Banford Raye Mitchell, Jr., Co-Trustee of the "Elise Smith Mitchell Trust, as amended and restated under agreement dated October 20, 2022"

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Banford Raye Mitchell, Jr., Co-Trustee of the "Banford Raye Mitchell Trust, as amended and restated under agreement dated October 20, 2022," with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office, this 22nd day of November 2023.

NOTARY PUBLIC
COMMISSION EXPIRATION: 5/5/2025

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Elise Smith Mitchell, Co-Trustee of the "Banford Raye Mitchell Trust, as amended and restated under agreement dated October 20, 2022," with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office, this 22nd day of November 2023.

NOTARY PUBLIC
COMMISSION EXPIRATION: 5/5/2025

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Elise Smith Mitchell, Co-Trustee of the "Elise Smith Mitchell Trust, as amended and restated under agreement dated October 20, 2022," with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office, this 22nd day of November 2023.

NOTARY PUBLIC
COMMISSION EXPIRATION: 5/5/2025

LISA D. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Banford Raye Mitchell, Jr., Co-Trustee of the "Elise Smith Mitchell Trust, as amended and restated under agreement dated October 20, 2022," with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office, this 22nd day of November 2023.

NOTARY PUBLIC
COMMISSION EXPIRATION: 5/5/2025

LISA D. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $zero.

Affiant as Vice President of Equitable Trust Company

Subscribed and sworn to before me this 22nd day of November 2023.

Notary Public
My Commission Expires 5/5/2025

LISA D. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

THIS DOCUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

CERTIFICATE OF TRUST

BANFORD RAYE MITCHELL TRUST

BANFORD RAYE MITCHELL, JR., as Grantor, amended and fully restated the Banford Raye Mitchell Trust dated September 10, 2012, on October 20, 2022 (the "Trust"). The undersigned, BANFORD RAYE MITCHELL, JR. and ELISE SMITH MITCHELL, as Co-Trustees of the Trust, pursuant to Tenn. Code Ann. § 35-15-1013, affirm the Trust's existence and validity and state the following information concerning the provisions of the Trust:

1. **Existence of Trust.** The Trust is currently in existence and is administered under the laws of the State of Tennessee.

2. **Grantor and Currently Acting Co-Trustees.** The Grantor of the Trust is Banford Raye Mitchell, Jr. The undersigned, Banford Raye Mitchell, Jr. and Elise Smith Mitchell, are the currently acting Co-Trustees of the Trust.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Co-Trustees all of the powers that a trustee may exercise under the applicable laws of the State of Tennessee, including, but not limited to, the powers granted in the Tennessee Uniform Trust Code and any other powers granted in Title 35 of the Tennessee Code.

4. **Revocability.** The Trust is revocable by the Grantor.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** While the Grantor and the Grantor's spouse are serving together as Co-Trustees, either of them may act unilaterally without the consent of the other. In all other situations, if multiple Trustees serve jointly, the signatures of all then-serving Trustees are required to exercise the powers of the Trustee, except as otherwise expressly agreed upon by such Co-Trustees.

6. **Proof of Succession of Successor Trustees.** The Trust designates one or more successor Trustees. Any third party may rely on the authority of any successor Trustee without proof of succession to the office of Trustee.

7. **Immunity from Claims of Separate Creditors.** The Trust incorporates the provisions of Tenn. Code Ann. § 35-15-510, which treats any property conveyed by the Grantor and the Grantor's spouse to the Trustee that was previously held by them as tenants by the entirety as having the same immunity from the claims of their separate creditors as would exist if they had continued to hold the property as tenants by the entirety. The provisions of such law will apply to any tenancy by the entirety property conveyed by the Grantor and the Grantor's spouse to the Trustee of the Trust and any proceeds of such property.

8. **Trust Tax Identification Number.** The tax identification number of the Trust is the Social Security Number of Banford Raye Mitchell, Jr.

9. **Title to Trust Assets.** The assets of the Trust should be titled in the name of "Banford Raye Mitchell, Jr. and Elise Smith Mitchell, as Co-Trustees of the Banford Raye Mitchell Trust, as amended and restated under agreement dated October 20, 2022."

10. **Co-Trustees' Statement Regarding Revocation, Modification, or Amendment.** To the best of the knowledge of the undersigned, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

Dated: November 22, 2023

Banford Raye Mitchell Co-Trustee

BANFORD RAYE MITCHELL, JR., Co-Trustee of the Banford Raye Mitchell Trust, as amended and restated under agreement dated October 20, 2022

Dated: November 22, 2023

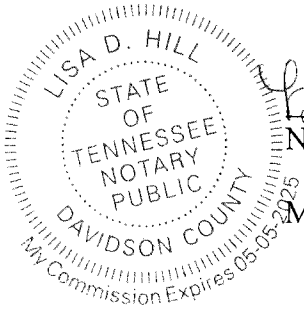
Elise Smith Mitchell Co-Trustee

ELISE SMITH MITCHELL, Co-Trustee of the Banford Raye Mitchell Trust, as amended and restated under agreement dated October 20, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, BANFORD RAYE MITCHELL, JR. and ELISE SMITH MITCHELL, as Co-Trustees of the Banford Raye Mitchell Trust, as amended and restated under agreement dated October 20, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 22nd day of November, 2023.



Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

THIS DOCUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

CERTIFICATE OF TRUST

ELISE SMITH MITCHELL TRUST

ELISE SMITH MITCHELL, as Grantor, amended and fully restated the Elise Smith Mitchell Trust dated September 10, 2012, on October 20, 2022 (the "Trust"). The undersigned, ELISE SMITH MITCHELL and BANFORD RAYE MITCHELL, JR., as Co-Trustees of the Trust, pursuant to Tenn. Code Ann. § 35-15-1013, affirm the Trust's existence and validity and state the following information concerning the provisions of the Trust:

1. **Existence of Trust.** The Trust is currently in existence and is administered under the laws of the State of Tennessee.

2. **Grantor and Currently Acting Co-Trustees.** The Grantor of the Trust is Elise Smith Mitchell. The undersigned, Elise Smith Mitchell and Banford Raye Mitchell, Jr., are the currently acting Co-Trustees of the Trust.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Co-Trustees all of the powers that a trustee may exercise under the applicable laws of the State of Tennessee, including, but not limited to, the powers granted in the Tennessee Uniform Trust Code and any other powers granted in Title 35 of the Tennessee Code.

4. **Revocability.** The Trust is revocable by the Grantor.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** While the Grantor and the Grantor's spouse are serving together as Co-Trustees, either of them may act unilaterally without the consent of the other. In all other situations, if multiple Trustees serve jointly, the signatures of all then-serving Trustees are required to exercise the powers of the Trustee, except as otherwise expressly agreed upon by such Co-Trustees.

6. **Proof of Succession of Successor Trustees.** The Trust designates one or more successor Trustees. Any third party may rely on the authority of any successor Trustee without proof of succession to the office of Trustee.

7. **Immunity from Claims of Separate Creditors.** The Trust incorporates the provisions of Tenn. Code Ann. § 35-15-510, which treats any property conveyed by the Grantor and the Grantor's spouse to the Trustee that was previously held by them as tenants by the entirety as having the same immunity from the claims of their separate creditors as would exist if they had continued to hold the property as tenants by the entirety. The provisions of such law will apply to any tenancy by the entirety property conveyed by the Grantor and the Grantor's spouse to the Trustee of the Trust and any proceeds of such property.

8. **Trust Tax Identification Number.** The tax identification number of the Trust is the Social Security Number of Elise Smith Mitchell

9. **Title to Trust Assets.** The assets of the Trust should be titled in the name of "Elise Smith Mitchell and Banford Raye Mitchell, Jr., as Co-Trustees of the Elise Smith Mitchell Trust, as amended and restated under agreement dated October 20, 2022."

10. **Co-Trustees' Statement Regarding Revocation, Modification, or Amendment.** To the best of the knowledge of the undersigned, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

Dated: November 22, 2023

Elise Smith Mitchell Co-trustee

ELISE SMITH MITCHELL, Co-Trustee of the Elise Smith Mitchell Trust, as amended and restated under agreement dated October 20, 2022

Dated: November 22, 2023

Banford Raye Mitchell Jr. Co-Trustee

BANFORD RAYE MITCHELL, JR., Co-Trustee of the Elise Smith Mitchell Trust, as amended and restated under agreement dated October 20, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ELISE SMITH MITCHELL and BANFORD RAYE MITCHELL, JR., as Co-Trustees of the Elise Smith Mitchell Trust, as amended and restated under agreement dated October 20, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 22nd day of November, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Lisa D. Hill

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 22, 2023.

11-22-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of November, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

