Prepared by: John Forrest Kelley, Attorney, 1503 16th Ave S, Nashville, TN 37212, 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.

J. G. GENTIS

TO: WARRANTY DEED

JOSEPH GENE GENTIS, Trustee of the
JOSEPH G. GENTIS REVOCABLE TRUST dated November 29, 2023

THIS DEED OF REALTY, executed as of the 29th day of November, 2023, by Grantor, J. G. GENTIS, single, to Grantee, JOSEPH GENE GENTIS, Trustee of the JOSEPH G. GENTIS REVOCABLE TRUST dated November 29, 2023, and any amendments thereto,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to his 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:

> LAND in Davidson County, Tennessee, being Lot No. 627 on the Plan of Charlotte Park, Section 9, as of record in Book 2900, page 77, Register's Office for Davidson County, described as follows:
>
> SAID Lot No. 627 fronts 70.0 feet on the westerly side of River Rouge Drive and extends back 207.5 feet on the northerly line and 226.7 feet on the southerly line, to the surveyed base line on which it measures 71.6 feet, and continues back 40 feet, more or less on the northerly line and 30 feet, more or less on the southerly line, to the line marking edge of water of Cumberland River as of June, 1959, on which it measures 70 feet, more or less.

Karen Johnson Davidson County
Batch # 1078160 DEEDWARR
12/05/2023 08:22:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231205-0093607

Being the same property conveyed to J. G. Gentis, single, by Warranty Deed from Alvin W. Terrell & Son, Inc., dated December 1, 1966, and recorded December 7, 1966, of record in Book 4084, Page 311, in the Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to Restrictive Covenants of record in Book 3033, page 638, Register's Office for Davidson County, Tennessee, and the Plan of Record in Book 2900, page 77, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from River Rouge Drive, and a 10 foot easement for public utility purposes along the easterly side of surveyed base line across the rear portion of said lot, and a 2.5 x 25 foot utility anchor easement located on the northeasterly corner of said lot, and an easement for the right to flood of record in Book 2140, page 408, and in Book 2142, page 313, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenant that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to his 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 Davidson County, Tennessee; and (3) will give possession of said property with deed.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

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

J. G. GENTIS Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, J. G. GENTIS, 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 29th day of November, 2023.

My Commission Expires:

1/4/27.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC JOHN FORREST KELLY DAVIDSON COUNTY

Property Owners Name
And Mailing Address:

Joseph Gene Gentis, Trustee of the
Joseph G. Gentis Revocable Trust
647 River Rouge Drive
Nashville, TN 37209

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

647 River Rouge Drive
Nashville, TN 37209

Map and Parcel No.:

090-11-0-004.00

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