STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Shannon Walker Affiant
Subscribed and sworn before me this the
4 Day of January, 2023
Julia Rivera, Deputy Register

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
4525 Harding Pike, Suite 200
Nashville, TN 37205
(615) 281-0121

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vii)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Michelle P. Freeman, et al. 5070 Twin Lakes Drive Old Hickory, TN 37138	New Owner	074 12 0 106.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that MICHELLE P. FREEMAN (formerly known as Michelle Renee Burke), as successor Trustee of the Irrevocable Trust Agreement of Foy Lee Prater and Shamiran S. Prater dated February 9, 2010 (the "Trust"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Trust pursuant to the terms of said Trust, hereby quitclaims unto MICHELLE P. FREEMAN, individually, and EDMUND LEE PRATER, individually, their heirs and assigns, each receiving a one-half (1/2) undivided interest as tenants in common, all of the interest of the Trustee and the Trust in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson, County, Tennessee, more particularly described in EXHIBIT "A" attached hereto and incorporated herein by reference.

This is an improved property known as 197 Jacksonian Drive, Hermitage, Tennessee 37076.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions, and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson
Batch # 1088396
01/04/2024 01:31:12 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240104-0000933

WITNESS my hand this 27 day of December 2023.

IRREVOCABLE TRUST AGREEMENT OF FOY LEE PRATER AND SHAMIRAN S. PRATER, dated February 9, 2010

Michelle P. Freeman

MICHELLE P. FREEMAN, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in said county and State, MICHELLE P. FREEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of the Irrevocable Trust Agreement of Foy Lee Prater and Shamiran S. Prater, dated February 9, 2010, the within named bargainor, and that she as such Successor Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Successor Trustee.

WITNESS my hand, at office, this 27th day of December 2023.

Shannon D. Walker

Notary Public

SHANNON D. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: March 3, 2025

Exhibit "A"
(to Quitclaim Deed)
Legal Description

Land in Davidson County, Tennessee, being Lot No. 577 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Page 2, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

The above description is the same as in the previous deed of record.

Being the same property conveyed by Quitclaim Deed from FOY L. PRATER to FOY LEE PRATER, TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT OF FOY LEE PRATER AND SHAMIRAN S. PRATER, dated February 9, 2010, said Quitclaim Deed being dated February 9, 2010, of record in Instrument No. 20100216-0011740, Register's Office for Davidson County, Tennessee.

Certification of Trust of the IRREVOCABLE TRUST AGREEMENT OF FOY LEE PRATER AND SHAMIRAN S. PRATER, dated February 9, 2010, of record in Instrument No. 20240104-0000932, Register's Office for Davidson County, Tennessee.