THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00.

AFFIANT
Subscribed and sworn to before me
December 28, 2023.

Notary Public
My Commission Expires: 3/9/2027

MICHAEL S. GOODE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner (s) as follows:
Daniel Schuster, Trustee of the Daniel Schuster Revocable Trust, and Mary-Margaret Anne Fill, Trustee of the Mary-Margaret Anne Fill Revocable Trust
4408 Westlawn Drive
Nashville, TN 37209

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:
Same

Map-Parcel Numbers
103-08-0-070.00

Karen Johnson
Batch # 1097707
02/05/2024 09:42:01 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240205-0007773

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **DANIEL SCHUSTER AND MARY-MARGARET FILL, HUSBAND AND WIFE** (the "Grantors") do hereby quitclaim and convey unto **DANIEL SCHUSTER, AS TRUSTEE OF THE DANIEL SCHUSTER REVOCABLE TRUST DATED OCTOBER 7, 2019**, as to 1/2 undivided interest, and **MARY-MARGARET ANNE FILL, AS TRUSTEE OF THE MARY-MARGARET ANNE FILL REVOCABLE TRUST DATED OCTOBER 7, 2019**, as to 1/2 undivided interest, (the "Grantees"), their successors and assigns, all of Grantors' rights, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

These Trusts ("The Daniel Schuster Revocable Trust" and "The Mary-Margaret Anne Fill Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

The Property is improved property known as 4408 Westlawn Drive, Nashville, Tennessee 37209. The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS AND DAMAGES RESULTING THEREFROM.

Witness our hands this 28th day of December 2023.

Daniel Schuster

Mary-Margaret Fill

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Michael S. Goode, a Notary Public of said County and State, DANIEL SCHUSTER and MARY-MARGARET FILL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this this 28th day of December 2023.

NOTARY PUBLIC

My Commission Expires: 3/9/2027

MICHAEL S. GOODE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. I on the Plan of the Resubdivision of a Portion of Lot 345, Map of Richland Realty Company's Westlawn Subdivision, of record in Plat Book 8250, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DANIEL SCHUSTER AND MARY-MARGARET FILL, HUSBAND AND WIFE, by Quitclaim Deed from DANIEL SCHUSTER AND MARY-MARGARET FILL, of record in Instrument Number 20170821-0085401, Register's Office for Davidson County, Tennessee, dated August 21, 2017.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.