THIS INSTRUMENT PREPARED BY:

Michael S. Goode
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Karen Johnson Davidson County
Batch # 1132753 DEEDQC
05/08/2024 04:11:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240508-0034061

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 this 7th day of May 2024.

Notary Public

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/26

Address New Owner (s) as follows:	**Name and Address of the Person Responsible for the Payment of Real Property Taxes:**	**Map-Parcel Numbers**
David Joseph Lee, Trustee under the David Joseph Lee Revocable Trust, and Jean Elaine Lee, Trustee under the Jean Elaine Lee Revocable Trust 2509 Hemingway Drive Nashville TN 37215	David J. and Elaine K. Lee 2509 Hemingway Drive Nashville, TN 37215	Map No. 130.15 Parcel No. 078.00

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, **David J. Lee and wife, Elaine K. Lee** (the "Grantors") do hereby quitclaim and convey unto **David Joseph Lee, Trustee under The David Joseph Lee Revocable Trust dated May 7, 2024**, as to 1/2 undivided interest, and **Jean Elaine Lee, Trustee under The Jean Elaine Lee Revocable Trust dated May 7, 2024**, as to 1/2 undivided interest, (the "Grantees") (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 as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 12 Block "B" on the Plan of Tyne Meade Section III as of record in Plat Book 1424, pages 12 thru 14, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Being the same property conveyed to David J. Lee and wife, Elaine K. Lee by deed dated June 30, 2003, from Richard A. Johnson and wife, Lori B. Johnson of record in Instrument Number 20030807-0112577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
2) Restrictive covenants contained in an instrument of record in Book 1852, page 29, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons); and
3) All matters appearing on the Plan of record in Plat Book 1424, pages 12 thru 14, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out above.

These Trusts ("The David Joseph Lee Revocable Trust" and "The Jean Elaine Lee 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).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. 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 ARISING THEREFROM.

WITNESS OUR HANDS THIS 7th DAY OF MAY 2024

David J. Lee

Elaine K. Lee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Mary English Thomas a Notary Public of said County and State, appeared DAVID JOSEPH LEE and ELAINE K. LEE, 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 7th day of May 2024.

My Commission Expires: 7/6/2026

NOTARY PUBLIC

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY