Karen Johnson Davidson County
Batch# 1145203 DEEDQC
06/10/2024 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240610-0043332

This instrument prepared from information provided by the parties without opinion of title by Daniel L. Wischhof, Attorney, 124 Long Hollow Pike, Goodlettsville, TN 37072

ADDRESS NEW OWNER:
Joey L. Rice
309 Alta Loma Rd.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same as New Owner

MAP/PAR NOS.:
Map 034-05
Parcel 005.00

QUITCLAIM DEED

Whereas the within property has been vested in the grantor Trust for the primary benefit of its trustors, who have both passed away, and the dispositive provisions of the Trust require the Trustee to make the within disposition; now, then, in compliance therewith, **I, JOEY L. RICE, Successor Trustee of the Rice Jr. Family Revocable Living Trust dated 11/4/2011,** by these presents transfer and convey unto **JOEY L. RICE**, Grantee, all of my right, title and interest as such Trustee, and all of the right, title and interest of the said Trust, in and to the following described tract or parcel of real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 39 and the southeasterly part of Lot No. 40 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for said County, described as follows:
>
> Beginning in the center of Alta Loma Drive at a point 326 feet west from a railroad spike in the west right-of-way line of the Louisville and Nashville Railroad; thence north 7 degrees 43 minutes east 425 feet to an iron pin at a southwest corner of the property conveyed to J. T. Smith and wife by deed from L. H. Hutcheson and wife, of record in Book 2699, Page 129, said Register's Office; thence with said Smith's line, north 80 degrees 30 minutes west 100 feet and south 7 degrees 43 minutes west 425 feet to the center of said Drive; thence with same, south 80 degrees 30 minutes east 100 feet to the beginning.
>
> Being the same property conveyed by Edwin L. Rice Jr. and wife Lillian L. Rice to "The Rice Jr. Family Revocable Living Trust dated 11/4/2011, Edwin L. Rice Jr. and Lillian L. Rice, Trustors and/or Trustees, its heirs and assigns", by quitclaim deed of record as Instrument 20111206-0095037, said Register's Office. Edwin L. Rice, Jr. died on January 30, 2016, survived by his wife Lillian L. Rice. Lillian L. Rice died on February 22, 2024. A Certfication of Trust is of record as Instrument 20240410-0025541, said Register's Office.

This is improved property known as 309 Alta Loma Road, Goodlettsville, Tennessee 37072.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my signature this date: 6/10/2024.

The Rice, Jr. Family Revocable Living Trust dated 11/4/2011

Joey L Rice

By: Joey L. Rice, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Joey L. Rice, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 6/10/2024.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for, or value of, this transfer, whichever is greater, is $ 0.

Joey L Rice

Affiant

Sworn to and subscribed before me this date: 6/10/2024.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/6/2026

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 10TH day of JUNE, 2024.

Date: 6-10-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 10 day of JUNE, 2024.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY