Karen Johnson Davidson County
Batch # 1150764 DEEDQC
06/25/2024 01:47:52 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240625-0047449

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

CO-TRUSTEES' QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alton Ray Lincoln 255 Blackman Road Nashville, TN 3720176	New Owner	147 06 0 151.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, and for the express purpose of distributing a trust pursuant to the terms thereof, ALTON RAY LINCOLN AND SCOTT THOMAS LINCOLN, CO-TRUSTEES OF THE ALTON LINCOLN REVOCABLE TRUST U/T/A DATED MAY 1, 2014 ("Grantors") by these presents do hereby quitclaim and convey any and all of Grantors' right, title and interest in certain property located in Davidson County, Tennessee described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property") as follows:

(i) a one-half (1/2) undivided interest in the Property to ALTON RAY LINCOLN, his heirs and assigns, as a tenant-in-common; and

(ii) a one-half (1/2) undivided interest in the Property to SCOTT THOMAS LINCOLN, his heirs and assigns, as a tenant-in-common.

Grantors convey in their fiduciary capacities only.

[SIGNATURE PAGE FOLLOWS]

WITNESS our hands this 20 day of June, 2024.

Alton Ray Lincoln

ALTON RAY LINCOLN, Co-Trustee of the
Alton Lincoln Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Claire Radel, a Notary Public of the State and County aforesaid, personally appeared ALTON LINCOLN, Co-Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of June, 2024.

Claire Radel

Notary Public

My Commission Expires:

3-9-2027

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

SCOTT THOMAS LINCOLN, Co-Trustee of
the Alton Lincoln Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Claire Radel a Notary Public of the State and County aforesaid, personally appeared SCOTT THOMAS LINCOLN, Co-Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of June, 2024.

Claire Radel
Notary Public

My Commission Expires:

3-9-2027

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 235 in Caldwell Country Estates, Section IV, as of record in Book 2854, page 101, Register's Office for said County, as follows:

Said Lot No. 235 fronts 90 feet on the southerly side of Blackman Road and runs back 210 feet on the westerly line and 228.3 feet on the easterly line which is a broken line to a dead line measuring 34.4 feet thereon.

Subject to restrictions of record in Book 3075, page 32; and also Plan of record in Book 2854, page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Alton Lincoln to Scott Thomas Lincoln and Alton Ray Lincoln, Co-Trustees of the Alton Lincoln Revocable Trust u/t/a May 1, 2024 by Quitclaim Deed of record in Instrument No. 20180403-0031048, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 255 Blackman Road, Nashville, Tennessee 37211.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C) as being the implementation of the distribution of real property to a trust beneficiary. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).