REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch # 1153577 DEEDQC
07/02/2024 08:27:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240702-0049663

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 17th DAY OF May, 2024.

JESSICA SINGER STATE OF TENNESSEE NOTARY PUBLIC SEAL DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 5/9/2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Frances Sexton and Brian Sexton
1633 Stokley Lane
Old Hickory, TN 37138

NEW OWNER:
Frances Sexton and Brian Sexton
1633 Stokley Lane
Old Hickory, TN 37138

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 17th day of May, 2024 between BRIAN ELLIOTT SEXTON AND FRANCES BAPTISTE SEXTON, CO-TRUSTEES OF THE BRIAN AND FRANCES SEXTON REVOCABLE TRUST DATED MAY 3, 2021 (hereinafter referred to as "GRANTOR") and BRIAN SEXTON AND FRANCES SEXTON AKA BRIAN ELLIOTT SEXTON AND FRANCES BAPTISTE SEXTON, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

> Land in Davidson County, Tennessee, being Lot No. 105, Phase One, Cleveland Hall Subdivision, as shown on the plat of record in Book 11700, Page 51, and as correct in Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Elliott Sexton and Frances Baptiste Sexton, Co-Trustees of the Brian and Frances Sexton Revocable Trust dated May 3, 2021, from Frances B. Sexton and Brian E. Sexton, wife and husband, by Quitclaim Deed dated May 3, 2021 and recorded on May 6, 2021 in Instrument No. 20210506-0060948, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 063 08 0 225.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1633 Stokley Lane, Old Hickory, TN 37138.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

THE BRIAN AND FRANCES SEXTON
REVOCABLE TRUST DATED MAY 3, 2021

BY: _____
BRIAN ELLIOTT SEXTON, CO-TRUSTEE

BY: _____
FRANCES ~~BAPTISTE~~ SEXTON, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared BRIAN ELLIOTT SEXTON AND FRANCES BAPTISTE SEXTON, CO-TRUSTEES OF THE BRIAN AND FRANCES SEXTON REVOCABLE TRUST DATED MAY 3, 2021, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 17th day of May, 2024.

SEAL

JESSICA SINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 5/9/2026