PROPERTY OWNER AND RESPONSIBLE TAXPAYER:

Susan L. Rice, Trustee
Susan L. Rice Revocable Trust Dated June 7, 2024
1501 Ruddell Lane
Antioch, Tennessee 37013

This Instrument was prepared by:
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Attorney at Law
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Jacksboro, Tennessee 37757

Karen Johnson Davidson County
Batch # 1153904 DEEDQC
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Fees: $17.00 Taxes: $0.00
20240703-0050106

♦♦ TENNESSEE QUITCLAIM DEED ♦♦

THIS INDENTURE, Made this 14th day of June, 2024, between **Susan L. Rice, a single woman** of Davidson County, in the State of Tennessee, party of the first part, and **Susan L. Rice, acting in her official capacity as Trustee of the Susan L. Rice Revocable Living Trust Agreement dated June 7, 2024, and her successors in trust,** party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, to her in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, does hereby QUITCLAIM all of her right, title, and interest unto the said party of the second part in the following described premises, to wit:

Situated in Davidson County, Tennessee, and being more particularly described as follows:

BEING UNIT NO. 341 on the Final Plat of Phase 3-B, Provincetown, of record in Instrument No. 20080812-0082993, in the Register's office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Susan L. Rice, a single woman by Warranty Deed from Jayna Binion, an unmarried woman, recorded at Instrument 20150527-0048491 in the Register's Office for Davidson County, Tennessee on May 27, 2015.

Reference is made subject to Certification of Trust for the Susan L. Rice Revocable Trust dated June 7, 2024, recorded at Instrument Number 20240703-0050105, in the Register's Office for Davidson County Tennessee on July 3, 2024.

Records in the Property Assessor's Office for Davison County, Tennessee, identify the above described property as follows: Tax Map and Parcel Number: 163-16-0A-0341.00

Second Party shall be responsible for all property taxes beginning January 1, 2024, and thereafter.

This Instrument was prepared without an examination of title unless provided by separate document, in which case such title opinion, if any, may only be relied upon by the person or persons to whom it is addressed, and is not to be relied upon by any other person or persons for any reasons or purposes whatsoever, and the preparer of this instrument otherwise makes no representations of any kind to any persons as to the status or quality of the title, or as to any restrictions, zoning, or fitness for any particular use, or the accuracy of the description, or of the amount of acreage or square footage, or of the compliance with any applicable Planning Commission regulations or requirements, subdivision restrictions, covenants and conditions, or of the legal disability or competency of any party to this instrument, or as to any other matters. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences of this transaction, and any affected party hereto is advised to seek the advice of a competent tax attorney or a certified public accountant with respect thereto prior to closing. The preparer of this instrument has not acted as Settlement Agent or Closing Agent with respect to this transaction unless same is documented by all customary Settlement Documents and Closing Statements, or as may be required in conformity with law, as applicable, and signed and fully executed by all necessary parties to such transaction.

and all the estate, right, title, and interest of the party of the First part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

IN WITNESS WHEREOF the said party of the first part has executed this instrument the day and year first above written.

Susan L. Rice

Susan L. Rice

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for the aforesaid State and County, Susan L. Rice, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2024.

NOTARY PUBLIC

My commission expires: 05/3/2025

TYWASKA EWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Susan L Rice Revocable Trust Agreement
Dated June 7, 2024

BY: Susan L. Rice
Susan L. Rice
ITS: Trustee

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this the 14th day of June, 2024.

NOTARY PUBLIC

My commission expires: 05/03/2025

