Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Floyd Robertson Hancock
Affiant

Subscribed and sworn to before me this 14 day of August, 2024.

Notary Public
My commission expires: 09/07/27

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1171482 DEEDQC
08/16/2024 02:37:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240816-0063168

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Floyd Robertson Hancock, Trustee 413 Fairfax Avenue Nashville, Tennessee 37212	New Owner	Map 104-10 Parcel 147

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **F. Robertson Hancock aka Floyd Robertson Hancock, unmarried,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Floyd Robertson Hancock, Trustee, or his successor trustees in interest as they may appear, of THE FLOYDSTER LIVING TRUST, u/a dated August 14, 2024, and any amendments thereto or restatements thereof,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

See EXHIBIT "A" FOR LEGAL DESCRIPTION

Being the same property devised to Floyd Robertson Hancock by the Last Will and Testament of Arthur D. Hancock (Sr.). Said Last Will and Testament having been probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1251. See also Installment Deed of record in Book 6702, Page 778, Office of the Register of Deeds of Davidson County, Tennessee, whereby Arthur D. Hancock and F. Robertson Hancock were conveyed said property as tenants in common

by Myrtle Pope Johnson aka Mrs. J. O. Johnson. See also Release of Vendor's Lien of record in Book 7819, Page 318, said Register's Office.

This conveyance is made subject to all easements, including utility easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor to himself as Trustee of his revocable living trust.

This is improved property known as 413 Fairfax Avenue, Nashville, Tennessee 37212

Witness my hand this 14 day of August, 2024.

F. Robertson Hancock

F. Robertson Hancock aka Floyd Robertson Hancock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **F. Robertson Hancock aka Floyd Roberston Hancock**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of August, 2024.

Notary Public

My commission expires 09/07/26

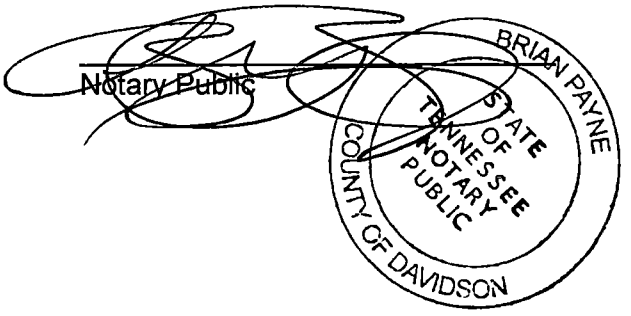


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, being a resubdivision of Lots 152 and 153 and part of Lots 151, 154 and 157, of record in Book 3500, page 70, Register's Office for said County, described as follows:

Beginning on the southerly margin of Fairfax Avenue at the northeast corner of the property conveyed to Joe D. Taylor, and wife, by deed from Mary C. Rasmussen, of record in Book 3573, page 631, Register's Office for said County; thence with said Taylor's eastern boundary line, southwesterly 264.5 feet; thence northeasterly 183 feet to an old iron pipe; thence westerly 75 feet; thence northeasterly 181.2 feet to the southerly margin of Fairfax Avenue; thence with the same, westerly 101 feet to the beginning.

Being the same property conveyed to Mrs. J. O. Johnson by deed from Mary C. Rasmussen of record in Book 3648, page 531, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but specifically EXCLUDED therefrom is the following described tract of land conveyed to Fred W. Ryden and wife, Joanne J. Ryden by deed from Mrs. J. O. Johnson, of record in Book 4875, page 891, said Register's Office:

Land in Davidson County, Tennessee, being the southeasterly triangular portion of Lot No. 2 on the Plan of the subdivision of Lots 152, 153 and part of Lots 151, 154 and 157 of the unrecorded Plan of Dr. R. W. Grizzards Subdivision of part of the Bosley Tract, as of record in Book 3500, page 70, Register's Office for Davidson County, Tennessee, described according to a survey by A & A Engineers, Inc., dated October 22, 1974, as follows:

Beginning at an iron pin in the rear or south property line of the Webster C. Cash land, as of record in Book 4626, page 408, said Register's Office; the southeastern most corner of said Lot No. 2; thence South 70 degrees 40' 34" West (South 65 degrees 04" West on said plan), 83.36 feet to an iron pin; thence North 5 degrees 49' 03" East (North 11 degrees East on said plan), 34.67 feet to a point at Fred W. Ryden's southwest corner (as of record in Book 3465, page 577, said Register's Office); thence with Ryden's and Cash's rear or south line South 85 degrees 20' 57" East, 75.11 feet (South 88 degrees 00' East, 75 feet on said plan) to the point of the beginning passing Ryden's southeast corner at 60 feet.