Karen Johnson
Batch # 1201423
11/05/2024 01:50:30 PM
Fees: $42.00 Taxes: $0.00
Davidson County
DEEDQC
8 pgs
20241105-0085915

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Margaret Rebecca Thomas, Successor Trustee
Joseph Francis Driscoll Revocable Trust
811 Redwood Drive
Nashville, TN 37220

Margaret Rebecca Thomas, Trustee
Margaret Rebecca Thomas Revocable Trust
811 Redwood Drive
Nashville, TN 37220

Send tax notice to: Margaret Rebecca Thomas, Trustee
Margaret Rebecca Thomas Revocable Trust
811 Redwood Drive
Nashville, TN 37220

Map and Parcel Nos. 75-8-66
75-9-130
133-2-68
160-2-34

TRUSTEE'S DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

WHEREAS, on May 19, 2022, Joseph Francis Driscoll and Margaret Rebecca Thomas established the Driscoll-Thomas Community Property Trust by written agreement ("CPT") as Grantors and the initial Co-Trustees.

WHEREAS, Joseph Francis Driscoll ("Decedent") died June 18, 2022;

WHEREAS, upon the Decedent's death, Margaret Rebecca Thomas became the sole Trustee of the CPT as evidenced by the *Certification of Trust* attached hereto as Exhibit A;

WHEREAS, upon the Decedent's death, the CPT terminates and the Trust assets are distributable in equal shares to the Joseph Francis Driscoll Revocable Trust, a now irrevocable trust under an agreement dated May 19, 2022 ("JFD Trust") and the Margaret Rebecca Thomas Revocable Trust ("MRT Trust"), a revocable living trust under an agreement dated May 19, 2022;

WHEREAS, Margaret Rebecca Thomas is the Successor Trustee of the JFD Trust and the Trustee of the MRT Trust; and,

WHEREFORE, Margaret Rebecca Thomas, as Trustee of the Driscoll-Thomas Community Property Trust ("Grantor"), does hereby convey and quitclaim to the Grantees, **Margaret Rebecca Thomas, Successor Trustee of the Joseph Francis Driscoll Revocable Trust**, and **Margaret Rebecca Thomas, Trustee of the Margaret Rebecca Thomas Revocable Trust**, in equal shares as tenants in common, all of the Grantor's right, title and interest in and to certain real properties located in Davidson County, Tennessee, described more fully as follows:

See attached Exhibit B. Legal descriptions are taken from prior deed of record.

Being the same properties conveyed by quitclaim deed from Margaret Rebecca Thomas a/k/a Margaret R. Thomas and husband, Joseph Francis Driscoll, a/k/a Joseph F. Driscoll to Joseph Francis Driscoll and Margaret Rebecca Thomas, Co-Trustees of the Driscoll-Thomas Community Property Trust, of record in Instrument No. 20220525-0060933, Register's Office for Davidson County, Tennessee.

SIGNATURE APPEARS ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 29th day of October, 2024.

DRISCOLL-THOMAS COMMUNITY PROPERTY TRUST

Margaret Rebecca Thomas

Margaret Rebecca Thomas, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Margaret Rebecca Thomas, Trustee,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of the following satisfactory evidence: ——), and who acknowledged, upon oath, that they executed the same as their free act and deed for the purposes contained therein.

Witness my hand and official seal this 29th day of October, 2024.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
M, Comm Exp.
June 21, 2025
COUNTY OF WILLIAMSON

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409, this transfer is exempt from transfer tax as a deed from a Trustee to implement a testamentary devise and no oath of value is required in any transaction that is exempt from tax.

This Instrument prepared by:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

CERTIFICATION OF TRUST

MARGARET REBECCA THOMAS, TRUSTEE OF THE DRISCOLL-THOMAS COMMUNITY PROPERTY TRUST, AND PURSUANT TO TENN. CODE ANN. § 35-15-1013, BEING DULY SWORN, CERTIFIES THAT:

1. Margaret Rebecca Thomas and Joseph Francis Driscoll entered into a written trust agreement entitled the Driscoll-Thomas Community Property Trust ("Trust") on May 19, 2022, as the Settlor and the initial Trustees;

2. Joseph Francis Driscoll died on June 18, 2022;

3. This Certification of Trust is executed as evidence of the current existence of the Driscoll-Thomas Community Property Trust under an agreement dated May 19, 2022;

4. Trust assets should be titled to the "Driscoll-Thomas Community Property Trust";

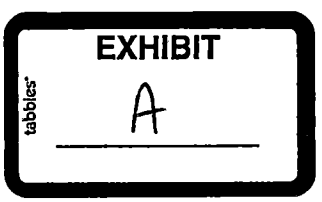
5. The current Trustee is Margaret Rebecca Thomas;

6. Said Trust grants to the Trustee all of the powers contained the attached Exhibit 1;

7. Any person may rely on this Certification of Trust as proof of the existence of said Trust and is relieved of any obligation to verify that any transaction entered into by the Trustee is consistent with the terms and conditions of said Trust. Any person may rely on the authority of one (1) or more successor trustees without proof of their succession;

8. To the best of the Trustee's knowledge, the Driscoll-Thomas Community Property Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect; and,

9. A photocopy or electronic copy of this Certification of Trust shall be as valid as the original and may be relied upon to the same extent as the original.



On this 29th day of October, 2024, the undersigned makes oath that, to the best of their knowledge and belief, the information contained herein is true, accurate and complete.

Driscoll-Thomas Community Property Trust

Margaret Rebecca Thomas, Trustee

Margaret Rebecca Thomas, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Subscribed and sworn to before me by Margaret Rebecca Thomas, Trustee, on this 29th day of October, 2024.

Witness my hand and official seal the date aforesaid.

Notary Public

My Commission Expires: _____

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 21 2025
COUNTY OF WILLIAMSON

7. Powers of Trustee.

(a) In General. In addition to all powers given under applicable law, the Trustee shall have all the powers enumerated in Tennessee Code Annotated §§ 35-15-815 and 35-15-816; and the introductory paragraph and all subparagraphs of such statutes, to the extent not inconsistent with the express provisions hereof, are hereby incorporated herein by reference.

(b) Facility of Payment. Whenever income or principal may be paid to a beneficiary of the trust, such income or principal may be paid to such beneficiary directly or to anyone else for the use or benefit of such beneficiary, irrespective of the age or mental competency of the beneficiary, as the Trustee deems proper, and the receipt of the person to whom the payments are made shall be a sufficient acquittance for the Trustee. Such payments may be made without the intervention of any guardian or the approval of any court.

(c) Division of Assets. In dividing the trust, the Trustee may, but shall not be required to, fractionalize each asset. At any time when it shall become necessary to divide

EXHIBIT
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assets among or within any trusts herein created, or to distribute any of said assets, such division or distribution shall be made in such manner as the Trustee deems proper and may be made in cash or in kind, or partly in cash and partly in kind. Further, in making a division or distribution of trust assets the Trustee shall not be required to divide or distribute in a ratable or homogenous fashion, and the Trustee may make division and distribution of trust assets without regard to the basis of such assets for Federal or State income tax purposes.

(d) Power to Deal With Related Parties. The Trustee shall have the power to enter into sales, loans and other transactions with related parties, including any trustee in his individual capacity, beneficiaries of the trust and fiduciaries of other trusts benefiting such beneficiaries, but any such transactions must be at fair market value and otherwise on the same terms and at the same prices at which such transactions would be conducted if the parties were unrelated.

EXHIBIT B
LEGAL DESCRIPTIONS

Map and Parcel No. 75-8-166:

Land in Davidson County, Tennessee, being Lot No. 524 on the Plan of Tulip Grove Subdivision, Section 9, of record in Book 4675, page 135, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

This property is commonly known as 675 Frankfort Drive, Hermitage, Tennessee.

Map and Parcel No. 75-9-130:

Being Lot No. 155 on the plan of Hermitage Hills, of record in Book 2900, page 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This property is commonly known as 251 Bonnacroft Drive, Hermitage, Tennessee.

Map and Parcel No. 133-2-68:

Being Lot No. 16 on the Plan of Pleasant View Subdivision, of record in Book 1130, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 16, which is a corner lot, fronts 38.1 feet on the northerly margin of Thuss Avenue and fronts 128.9 feet, more or less, on the westerly margin of Wingate Avenue, said frontages being joined by a curve having a length of 32.3 feet, and extends back 50.7 feet on the northerly line and 150 feet on the westerly line to a point of intersection.

This property is commonly known as 230 Thuss Avenue, Nashville, Tennessee.

Map and Parcel No. 160-2-34:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section Two Forest Acres Subdivision, as of record in Plat Book 1424, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

This property is commonly known as 811 Redwood Drive, Nashville, Tennessee.