THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-13[illegible]

Karen Johnson
Batch # 1206542
11/19/2024 10 47 43 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241119-0089579

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00

Affiant

Subscribed and sworn to before me this 16th day of August 2024.

Notary Public

My Commission Expires: 7/6/2026

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner (s) as follows:

David Graham Young, Trustee under the David Graham Young Revocable Trust, and Neel Webb Young, Trustee under the Neel Webb Young Revocable Trust
606 Westover Drive
Nashville TN 37205

Name and Address of the Person Responsible for the Payment of Real Property Taxes:

Pinnacle Bank
150 3rd Avenue South
Nashville TN 37201

Map-Parcel Numbers

Map No 130 15

Parcel No 078 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **David G. Young and Neel Young, husband and wife** (the "Grantors") do hereby quitclaim and convey unto **David Graham Young, Trustee under The David Graham Young Revocable Trust dated August 16, 2024**, as to 1/2 undivided interest, and **Neel Webb Young, Trustee under The Neel Webb Young Revocable Trust dated August 16, 2024**, as to 1/2 undivided interest, (the "Grantees") (the "Grantees"), their successors and assigns, all of Grantors' rights, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 11 on the Plan of The Country Club Land Company's Subdivision, of the 25 acre tract in Belle Meade, as of record in Plat Book 421, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to David G Young and Neel Young, husband and wife, by Warranty Deed from Andrew H Dale, unmarried and Laura Levitt Dale, unmarried, recorded on July 30, 2019, in Instrument No 20190730-0074731, in the Register's Office of Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE COUNTRY CLUB LAND COMPANY'S SUBDIVISION, OF THE 25 ACRE TRACT IN BELLE MEADE, as recorded in Plat Book 421, Page(s) 116

This is improved property located at 606 Westover Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered Grantors further covenant and bind themselves, their successors, heirs, and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs, and assigns against the lawful claims of all persons, except as set out above.

These Trusts ("The David Graham Young Revocable Trust" and "The Neel Webb Young Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee This conveyance is to trusts established and qualified under T C A § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety ") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn Code Ann §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees These trusts contain spendthrift provisions

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d) This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property

This is a transfer to revocable living trusts No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn Code Ann §67-4-409(a)(3)(F)

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 16th DAY OF AUGUST 2024.

David G. Young

Neel Young

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Mary English Thomas, a Notary Public of said County and State, appeared DAVID G YOUNG and NEEL YOUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal, at Office in Nashville, Tennessee, this 16th day of August 2024.

NOTARY PUBLIC

My Commission Expires. 7/6/2026

MARY ENGLISH THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY