Karen Johnson
Batch # 1208782
11/27/2024 09:05:46 AM
Fees: $47.00 Taxes: $0.00
Davidson County
DEEDQC
9 pgs
20241127-0092787

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
811 Redwood Drive
Nashville, TN 37220

Send tax notice to: Margaret Rebecca Thomas
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 established the Joseph Francis Driscoll Revocable Trust ("Trust") by written agreement as Grantor and the initial Trustee;

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

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

WHEREAS, upon the Decedent's death, the Trust terminates and the Trust assets are distributable outright to Margaret Rebecca Thomas;

WHEREFORE, Margaret Rebecca Thomas, as Successor Trustee of the Joseph Francis Driscoll Revocable Trust ("Grantor"), does hereby convey and quitclaim to the Grantee, **Margaret Rebecca Thomas,** all of the Grantor's fifty percent (50%) 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 trustee deed from Margaret Rebecca Thomas, Trustee of the Driscoll-Thomas Community Property Trust, to Margaret Rebecca Thomas, Successor Trustee of the Joseph Francis Driscoll Revocable Trust and to Margaret Rebecca Thomas, Trustee of the Margaret Rebecca Thomas Revocable Trust, in equal shares as tenants in common, of record in Instrument No. 20241105-0085915, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 21st day of November 2024.

JOSEPH FRANCIS DRISCOLL REVOCABLE TRUST

Margaret Rebecca Thomas, Successor Trustee
Margaret Rebecca Thomas, Successor 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, Successor 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 21st day of November, 2024.

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

_____
NOTARY PUBLIC

My Commission Expires:_____

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, SUCCESSOR TRUSTEE OF THE JOSEPH FRANCIS DRISCOLL REVOCABLE TRUST, AND PURSUANT TO TENN. CODE ANN. § 35-15-1013, BEING DULY SWORN, CERTIFIES THAT:

1. Joseph Francis Driscoll entered into a written trust agreement entitled the Joseph Francis Driscoll Revocable Trust ("Trust") on May 19, 2022, as the Settlor and the initial Trustee;

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

3. This Certification of Trust is executed as evidence of the current existence of the Joseph Francis Driscoll Revocable Trust under an agreement dated May 19, 2022, which is now irrevocable;

4. Trust assets should be titled to the "Joseph Francis Driscoll Revocable Trust";

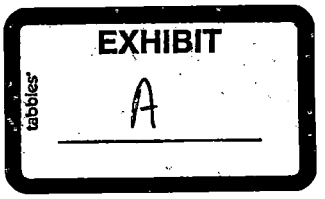
5. The currently serving Successor Trustee is Margaret Rebecca Thomas;

6. The alternate successor trustees after Margaret Rebecca Thomas are Wendy Eakes and Beverly Waldrep as successor co-trustees. If one of them does not act, the other shall act alone.

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

8. 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;

9. To the best of the Trustee's knowledge, the Joseph Francis Driscoll Revocable 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,



10. 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.

Joseph Francis Driscoll Revocable Trust

Margaret Rebecca Thomas, Successor Trustee

Margaret Rebecca Thomas, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Subscribed and sworn to before me by Margaret Rebecca Thomas, Successor 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

13. 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) Conduit Trust. If any trust created herein is the beneficiary of a Deferrable Retirement Benefit, then each year the Trustee shall withdraw from the Deferrable Retirement Benefit the annual minimum required distribution that is necessary to satisfy §§ 401(a)(9) and 408(a)(6) of the Code, plus such additional amounts as the Trustee deems advisable in the Trustee's sole discretion. All amounts so withdrawn (net of any expenses properly charged thereto) shall be distributed to the beneficiaries of the trust in such amounts and proportions as the Trustee in the Trustee's sole discretion deems appropriate in accordance with the provisions of

EXHIBIT
tabbies
1

the trust dealing with distributions of income and principal. It is my intention that any trust subject to this paragraph shall qualify as a "conduit trust" under §401(a)(9) of the Code, and the provisions hereof shall be so interpreted and applied.

(c) Authority to Withhold Scheduled Distributions. The Trustee may elect to withhold the distribution of any income or principal which would otherwise be required to be distributed to a beneficiary (other than my spouse) under the terms of any trust created herein (other than any distribution from a Deferrable Retirement Benefit pursuant to a conduit trust) if the Trustee determines that such distribution would not be in the best interest of the beneficiary. The Trustee shall retain any assets so withheld in a separate trust named for that beneficiary until the sooner of (i) the death of the beneficiary, or (ii) such time as the Trustee has determined that the distribution would be in the best interest of the beneficiary. Until then, the Trustee shall apply as much of the net income and principal of the trust to or for the benefit of such beneficiary as the Trustee determines from time to time to be appropriate for the health, support, maintenance and education of that beneficiary, adding any undistributed net income to principal from time to time, as the Trustee determines. If the beneficiary for whom the trust is named dies before complete distribution of the trust, the Trustee shall distribute the remaining balance of the trust to that beneficiary's estate.

(d) Facility of Payment. Whenever income may be paid to a beneficiary or whenever the Trustee encroaches upon the principal of the trust for the benefit of a beneficiary, 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.

(e) Division of Assets. At any time when it shall become necessary to divide 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 distribution of trust assets the Trustee shall not be required to distribute a particular asset pro rata to all beneficiaries entitled to receive a distribution, 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.

(f) 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.

(g) Consolidation and Division of Trusts. The Trustee may combine two or more trusts into a single trust or divide a trust into two or more separate trusts, if the result does not impair rights of any beneficiary or adversely affect the achievement of the purposes of the trust.

(h) Limitation on Individual Trustee. No individual Trustee shall have the right to participate in any decision regarding distributions of income or principal for his or her benefit, except as limited by an ascertainable standard as defined in the Code and the Regulations thereunder. Further, no individual Trustee shall have the right to participate in any decision regarding distributions for the benefit of any other individual to the extent such distributions satisfy a support or other legal obligation of the Trustee to the distributee.

(i) Employment of Agents. The Trustee shall be authorized, in the Trustee's discretion, to employ accountants, attorneys, investment advisors or other institutions or persons to assist in the administration and investment decisions for any trust created herein, or to enter into a custodial arrangement with a bank or other financial institution of the Trustee's choosing. The fees of any person or institution employed by the Trustee in accordance with this paragraph may be paid from the income or principal of the trusts created hereunder, as the Trustee shall determine.

(j) Notification Not Required. During my lifetime, the notice requirements set forth in Tennessee Code Annotated § 35-15-813 are waived to the maximum extent possible with respect to all beneficiaries other than me, and during my lifetime, the Trustee shall not provide any information regarding the trust to any beneficiary other than me without my prior written consent.

14. Trustee's Discretion Regarding Distributions to Beneficiaries. In determining whether to make discretionary distributions of net income or principal to a beneficiary in accordance with the standards previously described in this document, the Trustee may consider any and all circumstances and factors the Trustee believes are relevant, including but not limited to: the other income and assets known to the Trustee to be available to that beneficiary and the advisability of supplementing such income or assets; the other sources of support available for such beneficiary, as well as the ability of such beneficiary to provide for his or her own needs; the tax consequences of any such distributions; the character, habits and personal lifestyle of the beneficiary; the diligence, progress, and aptitude of the beneficiary in acquiring an education and gainful employment and becoming a productive member of society; the extent of the beneficiary's cooperation in providing the Trustee with health, financial and any other information pertaining to the beneficiary requested by the Trustee in connection with this process; and the ability of the beneficiary to handle money usefully and prudently and to assume the responsibilities of adult life and self-support.

15. Miscellaneous.

(a) Governing Law; Power to Change Jurisdiction of Trust. All questions pertaining to the validity, construction and administration of the trusts established hereunder

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.