This Document Prepared By:
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Gallatin, Tennessee 37066
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This transfer is exempt according
To T.C.A 67-4-409(a)(1)(c)(vi).
The Riker-Sloan Family Trust
Dated December 12, 2024 is a revocable
living trust

After Recording, Return and
Mail Tax Statements To:
Toni M. Riker Sloan, as Trustee
Mailing address
2607 Paddle Wheel Drive, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1215841 DEEDQC
12/12/2024 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241212-0096726

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, TONI MARIE RIKER-SLOAN, an unmarried woman, the GRANTOR,

Whose mailing address is 2607 Paddle Wheel Drive, Nashville, TN 37214;

hereby conveys her interest and quitclaim to

TONI M. RIKER-SLOAN, as Trustee of the RIKER-SLOAN FAMILY TRUST, U/A dated: December 12, 2024, the GRANTEE,

Whose mailing address is 2607 Paddle Wheel Drive, Nashville, TN 37214;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 61-A on the Plan of RIVER TRACE ESTATES, PHASE 1, SECTION 1, as shown by plat of record in Plat Book 6250, page 996-997, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PREMISES conveyed to Grantor by: Warranty Deed from Kevin Michael Lennon and wife, Darby Allyson Lennon, dated December 27, 2019, filed December 31, 2019, of record Instrument Number 20191231-0134691, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Declaration of Covenants, Conditions and Restrictions filed in Book 6851, page 370, amended in Book 6982, page 747; By-Laws filed in Book 6851, page 390; Flowage Easement filed in Book 2022, page 83; TVA Transmission Line Easement filed in Book 1163, page 341; Transmission line easement filed in Book 3959, page 595 and all matters as shown on the recorded plat and any and all easements, restrictions and zoning regulations which may be applicable.

More commonly known as: 2607 Paddle Wheel Drive, Nashville, TN 37214.

Assessor's Parcel Number: 062020A7200CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: December 12, 2024

T R Sloan

Toni Marie Riker-Sloan

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, Toni Marie Riker-Sloan, 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, at office,

This 12th day of December, 2024.

Rachel Christie

Rachel Christie, Notary Public

My commission expires: August 19, 2025

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025

The Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 12th, 2024.

Affiant Signature

12/12/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th, day of December 2024.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

