Prepared By:
Darren Duerksen
2305 Sherman Hill Road
Laramie, WY 82070

After Recording Return To:
Darren Duerksen
5705 Cloverwood Drive
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1221668 DEEDQC
12/30/2024 12:58:25 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241230-0101078

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 23, 2024 THE GRANTOR(S),

Darren Duerksen ("Grantor") and Melissa Duerksen, a married couple

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Darren and Melissa Duerksen Living Trust, ("Grantee") Darren Duerksen, Trustee, residing at 2305 Sherman Hill Road, Laramie, Albany County, Wyoming 82070

the following described real estate, situated in Brentwood, in the County of Wyoming, State of Tennessee

The legal description is:

Land in Davidson County, Tennessee, Lot No. 25 on the Plat of SECTION 4, CLOVERLAND ACRES, of record in Book 4660, Page 45, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
For reference: Said Lot 25 fronts 145.0 feet on the northerly margin of Cloverwood Drive, and extends back 295.03 feet on the westerly line, and 208.81 feet on the easterly line, to a line on the rear which is a broken line, on which it measures 229.89 feet.

Prior instrument reference: Book Instrument #20240603-0040836, Page 45.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This is a simple conveyance into a trust account of which the Grantors are the Executors of the Grantee Trust Account.

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

Tax Parcel Number: 17107004300

Mail Tax Statements To:
Darren Duerksen
2305 Sherman Hill Road
Laramie, Wyoming 82070

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 12-21-2024

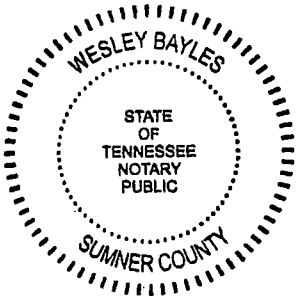
Darren Duerksen
2305 Sherman Hill Road
Laramie, Wyoming
82070

DATED: 12-21-24

Melissa Duerksen
2305 Sherman Hill Road
Laramie, Wyoming
82070

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson, ss:

On this 21st day of December, 2024, before me personally appeared Darren Duerksen and Melissa Duerksen, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



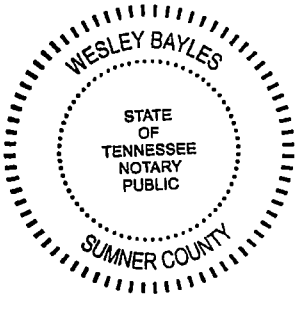
Wesley Bayles
Notary Public

Notary Public
Title (and Rank)

My commission expires June 29th, 2027

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: Darren Duerksen



Wesley Bayles
Notary Public

Notary Public
Title (and Rank)

My commission expires June 29th, 2027