THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch # 1228551 DEEDQC
01/21/2025 12:29:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250121-0004532

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 May, 2024.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Address New Owner (s) as follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:**	**Map-Parcel Numbers**
Kevin Kyle Denton, Trustee of the Kevin Denton Revocable Trust 6449 Fleetwood Drive Nashville, TN 37209	Same	103 05 0-064.00

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, **KEVIN K. DENTON** (the "Grantor") does hereby quitclaim and convey unto **KEVIN KYLE DENTON, TRUSTEE OF THE KEVIN DENTON REVOCABLE TRUST**, (the "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 292 on the Plan of Horton Heights, Section H, as shown on the Plan of record in Plat Book 3600, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Together with a perpetual easement for retaining wall and asphalt drive as more particularly described in the Instrument of record in Book 8595, Page 286, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin K. Denton by Warranty Deed from Knock Out Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20220422-0046515 in the Register's Office of Davidson County, Tennessee, dated April 15, 2022, and recorded April 22, 2022.

This is improved property known as 6449 Fleetwood Dr., Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This Trust ("The Kevin Denton Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. 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, 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 trust specifically provides 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. This trust contains 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 a revocable living trust. No actual monetary consideration is given by the Grantee, 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 THEREOF, AND 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 RESULTING THEREFROM.

WITNESS MY HAND THIS 16TH DAY OF MAY 2024.

Kevin K. Denton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Jennifer A Rooker, a Notary Public of said County and State, **KEVIN K. DENTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

JENNIFER A. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

NOTARY PUBLIC

My Commission Expires: